

# Planning Committee Agenda



To: Councillor Chris Clark (Chair)  
Councillor Leila Ben-Hassel (Vice-Chair)  
Councillors Paul Scott, Clive Fraser, Toni Letts, Callton Young, Scott Roche,  
Gareth Streeter, Ian Parker and Lynne Hale

Reserve Members: Joy Prince, Jamie Audsley, Bernadette Khan,  
Caragh Skipper, Andrew Pelling, Pat Clouder, Michael Neal,  
Badsha Quadir, Helen Pollard and Vidhi Mohan

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 24 September 2020 at 6.00 pm**. This meeting will be held remotely. Members of the Committee will be sent a link to remotely attend the meeting in due course.

**PLEASE NOTE:** Members of the public are welcome to remotely attend this meeting via the following web link: <http://webcasting.croydon.gov.uk/meetings/10644>

JACQUELINE HARRIS BAKER  
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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 16 September 2020

If you would like to record the meeting, we ask that you read the guidance on the recording of public meetings [here](#) before attending

To register a request to speak, please either e-mail [Democratic.Services@croydon.gov.uk](mailto:Democratic.Services@croydon.gov.uk) or phone the number above by 4pm on the Tuesday before the meeting.

The agenda papers for all Council meetings are available on the Council website  
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If you require any assistance, please contact Michelle Ossei-Gerning  
020 8726 6000 x84246 as detailed above.

## **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 5 - 10)**

To approve the minutes of the meeting held on Thursday 10 September 2020 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 19/05882/PRE 26-52 Whytecliffe Road South and Purley Station Car Park, Purley, CR8 2AW (Pages 13 - 44)**

Demolition of existing terrace properties, redevelopment of site with buildings ranging between six and ten storeys in height and with a rear five storey building, providing 262 residential homes and replacement station car park.

Ward: Purley and Woodcote

**6. Planning applications for decision (Pages 45 - 48)**

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

**6.1 20/01207/FUL Amenity Land, Hawthorn Crescent, South Croydon, CR2 8PD (Pages 49 - 74)**

Erection of 8x3 bedroom (5 person) houses together with car parking, landscaping and associated servicing.

Ward: Selsdon Vale and Forrestdale

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 75 - 76)**

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

**8.1 Weekly Planning Decisions (Pages 77 - 126)**

Attached is the list of Delegated and Planning Committee/Sub Committee decisions taken between 31st August and 11th September 2020.

**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 virtually on Thursday, 10 September 2020 at 6:00pm via Microsoft Teams.

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

## MINUTES

**Present:** Councillor Chris Clark (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Clive Fraser, Toni Letts, Callton Young, Jason Perry, Scott Roche,  
Gareth Streeter, Ian Parker and Caragh Skipper (In place of Paul Scott)

**Also Present:** Councillor Simon Brew, Mario Creatura and Tim Pollard

## PART A

### 203/20 Minutes of Previous Meeting

**RESOLVED** that the minutes of the meeting held on Thursday 27 August 2020 be signed as a correct record.

### 204/20 Disclosure of Interest

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

### 205/20 Urgent Business (if any)

There was none.

### 206/20 Development presentations

There were none.

### 207/20 Planning applications for decision

### 208/20 19/03984/FUL 28 The Woodfields, South Croydon, CR2 0HE

Demolition of a single-family dwelling and erection of a one 3 and 4-storey block containing 9 units with associated access, car parking, cycle and refuse storage.

Ward: Sanderstead

The officers presented details of the planning application with no questions for clarification.

Mr John Pearson spoke against the application.

Mr Joey Macedo, the applicant, provided a written statement in favour of the application. This was read out by the committee clerk.

Ward Member Councillor Tim Pollard addressed the Committee, in his capacity as Ward Councillor, and expressed his concern for the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Clive Fraser. This was seconded by Councillor Lelia Ben-Hassel.

The substantive motion was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 28 The Woodfields, South Croydon, CR2 0HE.

209/20    **20/00532/FUL 2 Wyvern Road, Purley, CR8 2NP**

Demolition of the existing dwelling and erection of 9 dwelling houses and associated landscaping, refuse storage and car and cycle parking.

Ward: Purley and Woodcote

The officers presented details of the planning application and responded to questions for clarification.

Mr Mark Thomson, the applicant's agent, spoke in favour of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Callton Young. This was seconded by Councillor Toni Letts.

The substantive motion was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 2 Wyvern Road, Purley, CR8 2NP.

210/20     **20/01658/FUL 36 Oakwood Avenue, Purley, CR8 1AQ**

Demolition of a single-family dwelling house and erection of 4x two-storey semi-detached houses with accommodation in the roof, and 4x one-storey semi-detached houses with accommodation in the roof, with associated access, car parking, cycle and refuse storage.

Ward: Purley and Woodcote

The officers presented details of the planning application and responded to questions for clarification.

Mr Paul Rice spoke against the application.

Mr Joey Macedo, the applicant, provided a written statement in favour of the application. This was read out by the committee clerk.

Councillor Simon Brew addressed the Committee, in his capacity as Ward Councillor, and expressed his concern for the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

*At 8:20pm the Committee adjourned the meeting for a short break.*

*At 8:26pm the Committee reconvened the meeting.*

The substantive motion to **GRANT** the application based on the officer's recommendation was not supported by Members of the committee.

Councillor Caragh Skipper proposed a motion to **DEFER** the application for a site visit on the grounds to better understand the material consideration of the impact the construction period of the development would have on the neighbouring cattery business. This was seconded by Councillor Ian Parker.

The motion to defer the application was taken to the vote and carried with eight Members voting in favour and two Members abstaining their vote.

The Committee therefore **RESOLVED** to **DEFER** the application for the development of 36 Oakwood Avenue, Purley, CR8 1AQ.

211/20     **20/02118/FUL 19 Woodfield Hill, Coulsdon, CR5 3EL**

Demolition of a single-family dwelling house and erection of 1x three and four-storey block containing 2x four-bedroom houses and 4x two-bedroom flats, and 3x three-bedroom detached houses with associated access, car parking, cycle and refuse storage.

Ward: Coulsdon Town

The officers presented details of the planning application with no questions for clarification.

Mr Joey Macedo, the applicant, provided a written statement in favour of the application. This was read out by the committee clerk.

Councillor Mario Creatura addressed the Committee on behalf of the referring Ward Member Councillor Luke Clancy, in his capacity as Ward Councillor, and expressed his concern for the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Callton Young. This was seconded by Councillor Toni Letts.

The substantive motion carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 19 Woodfield Hill, Coulsdon, CR5 3EL.

212/20     **Items referred by Planning Sub-Committee**

There were none.

213/20     **Other planning matters**

214/20     **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 9.05 pm



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**Signed:**

**Date:**

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## **PLANNING COMMITTEE AGENDA**

### **PART 5: Development Presentations**

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#### **1 INTRODUCTION**

- 1.1 This part of the agenda is for the committee to receive presentations on proposed developments, including when they are at the pre-application stage.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 The following information and advice applies to all those reports.

#### **2 ADVICE TO MEMBERS**

- 2.1 These proposed developments are being reported to committee to enable members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage and any comments made are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 2.2 Members will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Planning Code of Good Practice Part 5.G of the Council's Constitution). Failure to do so may mean that the Councillor will need to withdraw from the meeting for any subsequent application when it is considered.

#### **3 FURTHER INFORMATION**

- 3.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

#### **4 PUBLIC SPEAKING**

- 4.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

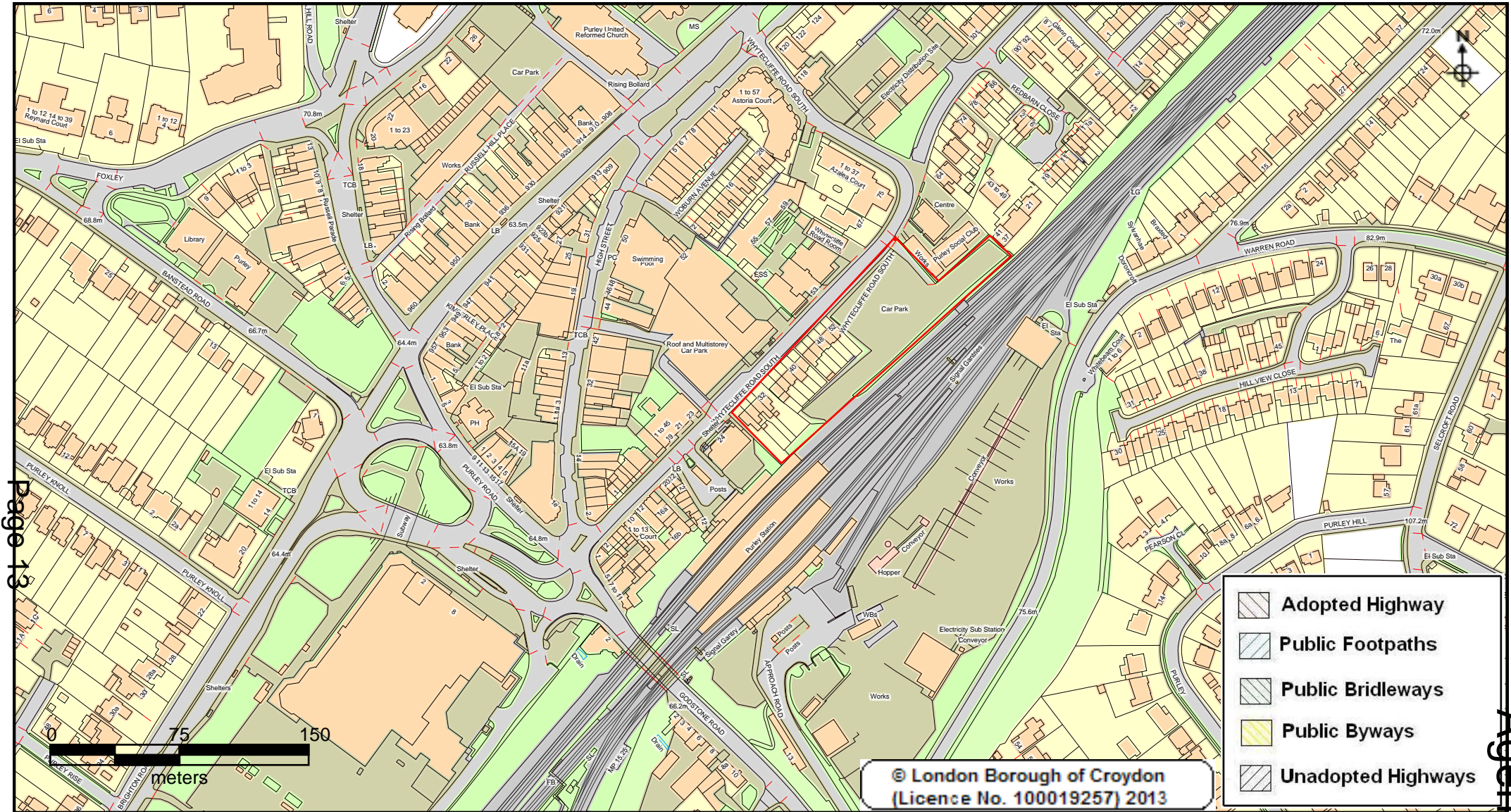
#### **5 BACKGROUND DOCUMENTS**

- 5.1 For further information about the background papers used in the drafting of the reports in part 8 contact Mr P Mills (020 8760 5419).

#### **6 RECOMMENDATION**

- 6.1 The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The attached reports are presented as background information.

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**PART 5: Development Presentations**

**Item 5.1**

**1. DETAILS OF THE DEVELOPMENT**

Ref: 19/05882/PRE  
Location: 26-52 Whytecliffe Road South and Purley Station Car Park  
Purley, CR8 2AW  
Ward: Purley and Woodcote  
Description: Demolition of existing terrace properties, redevelopment of site with buildings ranging between six and ten storeys in height and with a rear five storey building, providing 262 residential homes and replacement station car park.  
Drawing Nos: Design and Access Statement dated August 2020.  
Applicant: RAA Ventures/Regent Land/V Fund Purley 3  
Agent: Kevin Goodwin, KG Creative Consultancy Limited  
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. Executive summary of key issues with scheme
  - b. Site briefing
  - c. Place Review Panel feedback
  - d. Summary of matters for consideration
  - e. Officers' preliminary conclusions
  - f. Specific feedback requests

**3. EXECUTIVE SUMMARY OF KEY ISSUES WITH SCHEME**

- 3.1 The provision of 262 homes that exceeds the policy allocation requirements, within an area that is well placed for high density residential led development due to its high PTAL, good access to public transport, local shops and services, is actively welcomed. The affordable housing offer will need to be finalised, but would meet or exceed the 30% minimum policy requirement (dependent on



confirmation of tenure). The station car park is retained in line with allocation requirements.

- 3.2 The height of the development, whilst in excess of the Purley place-specific policy, is well considered and forms an appropriate site specific response to the site's potential. The eventual affordable housing offer, along with public realm improvements, will need to be balanced against the exceedance of the Purley place-specific policy. Whilst further design development and confirmation on quality of living accommodation and external spaces is still required, the development does appear to take a logical and well considered approach to massing, bulk and design. Further refinement and greater clarity of detailing and materiality is necessary.

#### 4. SITE BRIEFING

- 4.1 The site lies on the south eastern side of Whytecliffe Road South, approximately 30m north east of Purley Train Station. The site is made up of two distinctive parts; a car park which primarily serves the station, and a series of residential terrace properties. The site has an area of 0.75 hectares.

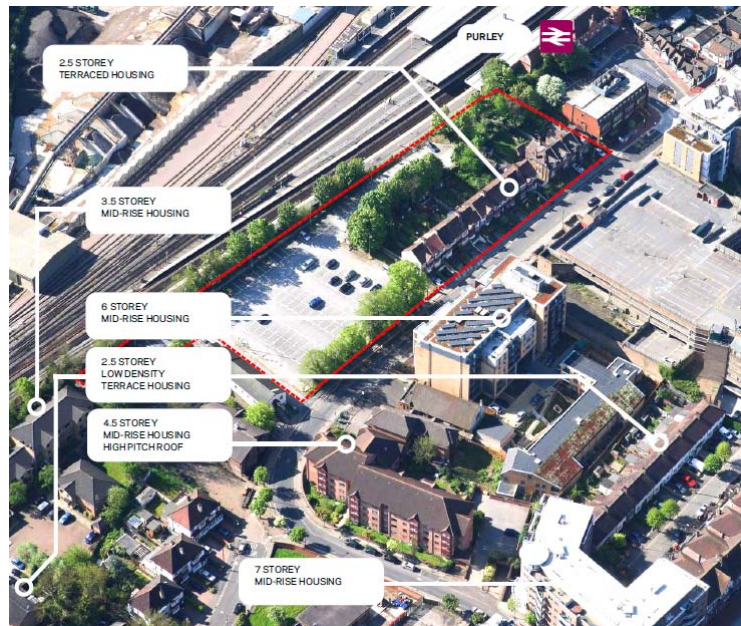


Fig 1 – Site Location Photo

- 4.2 The residential properties are located at the south western end of the site, and made of two property types. At the closest point to the train station there are a terrace of four two storey houses (nos. 26 to 32), which on their front elevation feature gabled distinctive red bricked dormer windows. Immediately adjoining to the north east are two sets of terraced 1930s properties, each consisting of five houses (nos. 34 to 52). These properties feature two storey square gabled bay windows with tile hung detailing. All the aforementioned properties are set above the street level, with the majority having off street parking within their front garden areas. These properties have modest sized rear gardens that extend approximately half the depth of the site. A series of trees are located along the rear boundary of these properties.





Fig 2 – Photo of terrace properties

- 4.3 At the north eastern end of the site is the Network Rail car park for Purley Train Station. This consists of a main central square car park, with two arms that extend along the south eastern boundary, with one of the arms extending behind the rear of nos. 26 to 52, with the other to the north east extending behind Purley Social Club. The car park has one entrance from Whytecliffe Road South, located at the northern western end. To the front of the car park are a series of fifteen mature Lime trees. There is a change of land level across the site sloping down to the north.
- 4.4 The site has a PTAL (Public Transport Accessibility Rating) rating of 5. The site is located within an area at risk of surface water and critical drainage flooding and is located within an area where there is potential for groundwater flooding to occur at surface.
- 4.5 The site lies within the Place Specific Policy Area: DM42, Purley. The car park part of the site is allocated (no.61) in the Croydon Local Plan as follows:

61: Car park, 54-58 Whytecliffe Road South

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area	
Purley	CR8 2AW	0.46ha	Car Park	Urban	High	Institutions with associated grounds; Mixed type flats; Planned estates of semi detached houses; Terraced houses and cottages; Transport Nodes	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Number of homes
Residential use with retention of car parking spaces		The site will help to meet the need for homes and potential for public parking in the borough after 2026. A Transport Assessment will be required of redevelopment proposals for the site to consider possible impacts on local streets in the vicinity of Purley Railway station arising from any reduction in parking.			Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	21 to 119

- 4.6 Directly opposite the site is a multi-storey car park, which is an allocated site (no.30) within the Croydon Local Plan (2018). The allocation is as follows:

30: Purley Leisure Centre, car park and former Sainsbury's Supermarket, High Street

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area	
Purley	CR8 2AA	0.66ha	Swimming pool, multi-storey car park and former supermarket	Urban	High	Large buildings in an urban setting; Mixed type flats; Terraced houses and cottages; Urban Shopping Areas	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Number of homes
Mixed use redevelopment incorporating public car park, new leisure facilities, including a swimming pool, and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation.		The community use of the site is protected by Policy SP5 of the Croydon Local Plan 2018. A commitment to deliver a creative and cultural industries enterprise centre in Purley District Centre is set out in Croydon Local Plan 2018. As it is in the Primary Shopping Area retail is an acceptable use. Residential development will help to meet the need for new homes in the borough. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities.			2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	30 to 171

### *Relevant Planning History*

#### 4.7 Relevant planning history for this and adjoining sites is as follows:

##### 26 to 52 Whytecliffe Road South

There is a current planning application reference 19/03142/FUL that is under consideration for the 'Demolition of existing terraced houses and erection of part 6/part 7/part 8/part 9 development to provided 106 residential units, together with five wheelchair parking spaces and landscaping.'



Fig 3 – CGIs and plan of current planning application at no.26 to 52 WRS

### 64 to 74 Whytecliffe Road North

Planning permission reference 19/02678/FUL was granted on the 28/08/2020 for the 'Demolition of the existing three pairs of semi-detached houses and the erection of a part 3/part 5/part 6 storey building with part basement to provide 39 residential units, together with associated terraces, disabled car parking spaces, amenity space and landscaping.'





Fig 4 – CGIs and plan of approved planning application at no.26 to 52 WRS

### 53 to 61 Whytecliffe Road South

Planning permission reference 05/00914/P was granted at appeal for the 'Demolition of all buildings except No 53; erection of 1 two/three storey building and 1 six storey building comprising 25 one bedroom, 40 two bedroom and 5 three bedroom flats; alterations and extension to no 53 and use of ground floor for commercial purposes with 1 one bedroom and 1 two bedroom flats over; formation of vehicular access and provision of associated car parking and cycle parking'

### 58 Whytecliffe Road South

Planning permission reference 15/04252/P was granted on the 12/11/2015 for the 'Use of front of ground floor as a community centre.'

Planning permission reference 18/02340/FUL was granted on the 29/08/2018 for the 'Demolition of the existing single storey office building (Class B1) and the erection of a four/five storey building providing 9 residential units (Class C3) comprising 7 x two bed units and 2 x one bed units, including private amenity space for each unit, refuse and recycling storage and secure cycle storage.' A non-material amendment reference 19/02829/NMA was approved on the

26/07/2019. It is understood that this planning permission has been implemented.

#### 63 Whytecliffe Road South

Planning application reference 19/02109/FUL was granted on the 14/05/20 for the 'Demolition of existing mosque and erection of mixed use mosque development comprising public worship spaces, function areas and one floor of residential use (3 x studio flats) with associated landscaping.'

#### 67 Whytecliffe Road South

Prior Approval application reference 17/06410/GPDO was approved on the 06/02/2018 for the 'Conversion of existing B1 (a) office to form two 2 bedroom and two studio flats'.

Prior Approval application reference 19/01859/GPDO was approved for the 'Change of use from existing B1 offices to C3 residential use. Provision of 3 flats.'

#### *Proposal*

- 4.8 The proposal is currently for demolition of the existing terrace properties and redevelopment with buildings ranging between six and ten storeys in height and with a separate rear five storey building, providing 262 residential homes and replacement station car park.



Fig 5 – 3D View of the Scheme

- 4.9 The development on its Whytecliffe Road South frontage adopts a mansion block typology, with a series of continuous buildings that run parallel to the street. The buildings are nine storeys in height at their northern and southern ends, stepping





Fig 7 – Lower ground and ground proposed floor plans.



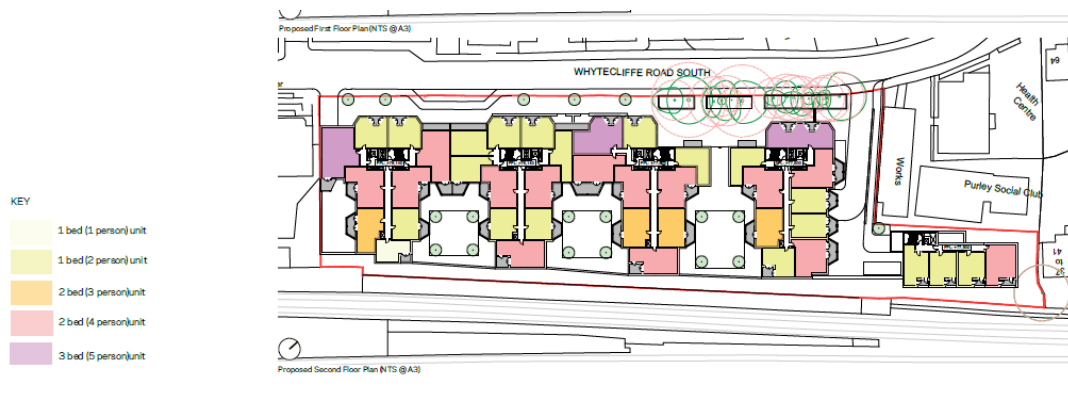
Fig 8 – Massing Section of front elevation showing land level changes and relative floors.

4.11 To the front of the site the development would provide an enlarged pavement area, which would increase the pavement width from its current depth of 1.7m and 2m, to between 6.7m to 9.3m. The development would create a newly formed public space at its northern end that incorporates the large retained trees that currently front the car park.



Fig 9 – CGIs showing public realm landscape improvements.

4.12 The development would provide 126 one bedroom units, 113 two bedroom units and 23 three bedroom units.



- 4.13 It is worth noting that part of this site was previously presented to Planning Committee at pre application stage in April 2019. At this stage, the pre application was only for 26 to 52 Whytecliffe Road South (now granted under planning reference 19/03142/FUL) and 64-74 Whytecliffe Road North (subject to a current planning application 19/03142/FUL), with the car park area of the current site only shown indicatively. The applicant has subsequently secured an option to develop the car park, so can now provide a comprehensive redevelopment.

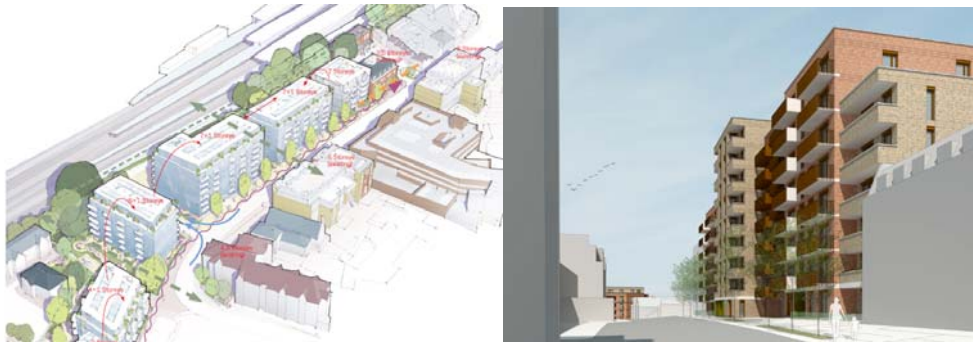


Fig 11 – Extracts from the scheme presented to committee in April 2019

- 4.14 It is understood that the applicant is intending to submit their planning application by the end of the year.

## 5. PLACE REVIEW PANEL FEEDBACK

- 5.1 An earlier iteration of the scheme was presented to the Council's Place Review Panel in 20<sup>th</sup> April 2020. The Panel's main comments were:

- The Panel were pleased to see a comprehensive development which includes the car park. However, they were concerned that this proposal represents overdevelopment of the site.
- Panellists felt that 10 storeys was very difficult to justify in townscape terms for a peripheral street such as this. They recommended to follow the massing guidance in the Place Specific Policy, and commented that 6-7 storeys would be more achievable and would mitigate some of the other issues raised. The Panel felt that the additional height would not necessarily improve viability due to the increased construction costs associated.
- It was felt the top floor elements did not work well in terms of their proportion and architecture. The relationship between top and bottom was felt to require more resolution.
- It was strongly suggested that any amendments to the massing are based on assessment of townscape views and the pedestrian experience at street level.
- Whilst it was felt that the "Mansion Block" typology could work well, they questioned whether it was contextually appropriate for Purley. It was felt that the design would need to work harder to prevent a dominating street frontage



and break down the long continuous frontage. One way of overcoming this may be to redefine the uses at ground floor to deliver more activated frontage. The communal use was felt to appear as residual and leftover and there were concerns this space may be left empty if it cannot be let.

- Refuse and cycle stores should be less prominent on the main frontage. The Panel strongly recommend that the servicing strategy be interrogated further and taken off-street if possible.
- The Panel felt that the entrances were severely underplayed. The Panel stated that the lobbies should be far more generous and legible.



Fig 12 – Images of scheme presented to PRP

5.2 The scheme has progressed since Place Review Panel, with the key changes as follows:

- The ninth storey on the two end blocks has been recessed and stair core reduced to help address concerns over bulk and proportionality of upper floors.
- A viability study has been submitted.
- Communal use removed from the proposal.

## 6. SUMMARY OF MATTERS FOR CONSIDERATION

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

- Land Use
- Height, Bulk and Design
- Impact on Neighbouring Properties Living Conditions
- Highway and Parking
- Trees/Biodiversity

### Land Use

#### *Residential Use*

6.2 The London Plan 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) sets a minimum twenty year target of 32,890 homes over the period of 2016 to 2036.

The proposed development would create additional residential units that would make a significant contribution to the borough achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018).

- 6.3 The Draft London Plan is nearing adoption, the Mayor of London in his 'Intend to Publish London Plan 2019' sets a 10 year target for Croydon of 20,790 homes. The Draft London Plan Policy H1 states that boroughs should optimise the potential for housing delivery on sites with high PTAL (3 to 6).
- 6.4 The site has a high PTAL, good access to public transport, local shops and services and is well placed for high density residential-led development. The density of the development would 350 units/hectare, with the current London Plan depending on number of habitable rooms per unit, recommending between 45 to 260 u/ha for a central location with PTAL of 4 to 6.

#### *Site Allocation*

- 6.5 Part of the site is allocated in the Croydon Local Plan (2018) and requires between 21 to 119 residential units to be delivered. The precise number of proposed units within the allocation area is not clear, but it appears to be in excess of 119 units required. There are no in principle concerns with going above the allocation as it would increase residential supply within the borough, subject to details later in this report.
- 6.6 The site allocation requires the retention of the public car parking spaces, with any reduction appropriately justified through a transport assessment. The merits of the proposal in regards to this are discussed within the transportation section.

#### *Affordable Housing*

- 6.7 Policies SP2.4 and 2.5 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 homes. 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.
- 6.8 The applicant has submitted a viability statement that indicates that the scheme would be unviable at a 31% affordable housing offer, with a 60:40 split, producing a significant deficit. Despite this the applicant has indicated that they will take a business decision to offer 30% affordable housing, at 59% London Affordable Rent and 41 % shared ownership. The applicant viability review has been independently reviewed, and as it currently stands, the independent assessor considers that the development could provide up to 35% affordable housing at a 60:40 split. Further discussions, prior to submission will be needed between the viability consultants to establish what the maximum reasonable affordable housing offer is, and in turn, along with any other benefits, this will then need to be balanced against any exceedance of the Purley place-specific policy.

#### *Unit Mix*

6.9 Policy SP2.7 sets a strategic target of 30% of all new homes up to 2036 to have three beds or more. SP2.5 states the Council will seek to ensure that a choice of homes is available in the borough which will address the borough's need for homes of different sizes. Policy DM1 of the Croydon Local Plan (2018) requires developments located within an Urban Area with PTAL 5 to provide 40% of the units as three bedroom or larger. Policy DM1 does outline some exceptions where this quantum of larger units would not be sought. These exceptions are as follows:

- a) Where there is agreement with the associated affordable housing provider that three or more bedroomed dwellings are neither viable nor needed as part of the affordable housing element or any proposal, or
- b) Within three years of the adoption of the plan, where a viability assessment demonstrated that larger homes would not be viable, an element may be substituted by two bedroom, four person unit comply with the floor space specifications of national Technical Standards or the London Mayor's Housing SPG or equivalent.

6.10 At present 9% (23 homes) would be three beds, and 31% would be two bed four person (82 homes). The proposal would be policy compliant if the exceptions outlined in the policy above are met.

#### *Quality of Residential Units*

6.11 All of the proposed residential units meet minimum floorspace and private amenity spaces 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).

6.12 A large number of the units are dual aspect. There are some exceptions, most notably close to the access road on the north east elevation. Given that these units represent a low proportion and are in part driven by a logical response to the site constraints, then on balance the quality of these units may be considered acceptable. The applicant should continue to look at ways to improve the standard of these units especially given their main view is over car park entry point. To date, no sunlight and daylight data has been provided for the residential units. Officers consider that the massing of the development cannot be fully agreed until this has been provided.

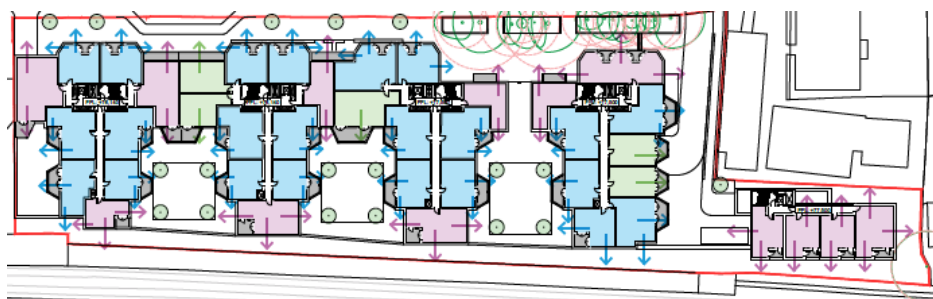


Fig 13 – Plan showing aspect/outlook of each unit.

- 6.13 Further details and reassurances will also need to be provided as to the quality of remaining residential units located at lower ground floor level facing onto Whytecliffe Road South within the centre of the site.
- 6.14 In terms of privacy between the units, the courtyards are approximately 17m wide, ensuring good window to window relationships. The design of the terraces will need to be carefully considered due to the closer proximity of terrace areas to other flats windows within the development.
- 6.15 In terms of noise, it is likely that the station car park would be 24 hours a day, so further details will be required on how the car park could be operated in a way that would not cause noise disturbance to those units that face over the access road, or which are close to pedestrian access points. The development will also need to adopt the 'Agent of Change' philosophy given its close proximity to the road, busy railway line and aggregates, placing the responsibility for mitigating impacts from existing noise-generating activities or uses on the proposed new development.
- 6.16 Further details on the quality of communal amenity space provision will be required to ensure that it is adequately lit, well designed, accessible and contains high quality child playspace in line with policy.
- 6.17 Further details are required on the pedestrian route to the rear building, to ensure this is an attractive, welcoming and safe environment, given its close proximity to the car park access road and the tall wall of the adjoining no.58 Whytecliffe Road South.
- 6.18 In regards to accessibility, London Plan Policy 3.8 'Housing Choice' requires 90% of dwellings to meet M4(2) 'accessible and adaptable dwellings' Building Regulations requirement, with the remaining 10% required to meet M4(3) 'wheelchair user dwellings'. It is understood that the development would comply with these policy requirements, but it is unclear at what mix in terms of bedroom types and tenure.

### Height, Bulk and Design

#### *Policy Principle of Height*

- 6.19 Croydon Local Plan (2018) Policies SP4, DM15 and Place Policy DM42: Purley are the most relevant policies for considering the principle of a tall building within Purley. These policies will be analysed in turn below:

SP 4.5 states:

*"Proposals for tall buildings will be encouraged only in the Croydon Opportunity Area, areas in District Centres and locations where it is in an area around well-connected public transport interchanges and where there are direct physical connections to the Croydon Opportunity Area, Croydon Metropolitan Centre or District Centres. Detailed criteria for the assessment of tall buildings, consideration of the appropriateness of tall buildings on individual sites, and/or in District Centres, will be contained in the Croydon Local Plan's Detailed Policies*

*and Proposals. Furthermore the Croydon Opportunity Area Planning Framework should be referred to when considering the location and design of tall buildings in the Croydon Opportunity Area.”*

- 6.20 The site is not within the Croydon Opportunity Area, and lies (just) outside the Purley District Centre. However it is well connected to public transport interchanges with Purley Train Station 30m to the south east, which provides quick convenient connections into the Croydon Opportunity Area, Croydon Metropolitan Centre and other district Centres. The proposal as such does not conflict with the requirements of SP 4.5.

SP 4.6 states:

*“Some locations within the areas listed in SP4.5 will be sensitive to, or inappropriate for tall buildings and applications for tall buildings will be required to:*

- a. Respect and enhance local character and heritage assets;*
- b. Minimise the environmental impacts and respond sensitively to topography;*
- c. Make a positive contribution to the skyline and image of Croydon; and*
- d. Include high quality public realm in their proposals to provide a setting appropriate to the scale and significance of the building and the context of the surrounding area”*

- 6.21 The above criteria will be considered in further depth within the rest of this report. In conclusion, it is considered that there is a reasonable prospect that a tall building in this location could meet the requirements of the policy.

Policy DM15 states:

*To ensure tall or large buildings respect and enhance local character, and do not harm the setting of heritage assets, proposals will be permitted where they meet the following criteria:*

- a. They are located in areas identified for such buildings in Policies DM34 to DM49;*
- b. They are located in areas meeting a minimum Public Transport Accessibility Level (PTAL) rating of 4, with direct public transport connections to the Croydon Opportunity Area;*
- c. The design should be of exceptional quality and demonstrate that a sensitive approach has been taken in the articulation and composition of the building form which is proportionate to its scale;*
- d. The building height, footprint and design relates positively to any nearby heritage assets, and conserves or enhances the significance and setting of the assets of the wider historic environment;*
- e. To improve the quality of and access to open space, developments including buildings taller than 40 storeys will need to incorporate amenity space, whether at ground level such as atria or above ground level, such as sky gardens and roof terraces, that is accessible to the public as well as residents of the development; and*
- f. To ensure tall and large buildings are well integrated with the local area, they should include at least an active ground floor and inclusive public realm.*

The relevant part of Policy DM42: Purley states:

*DM42.1 Within Purley District Centre and its environs, to ensure that proposal enhance and strengthen the character and facilitate growth, developments should:*

- a. Reinforce the continuous building line which responds to the street layout and include ground floor active frontages;*
- b. Complement the existing predominant building heights of 3 to 8 storeys, with a potential for a new landmark of up to a maximum of 16 storeys; and*
- c. Demonstrate innovative and sustainable design, with special attention given to the detailing of frontages.*

- 6.22 The approved Purley Baptist Mosaic Development (Planning reference 16/02994/P), which includes a 17 storey building, is considered to have taken the policy allocation for a landmark tall building.
- 6.23 Given that the proposed buildings are over 8 stories, the development is likely to be considered a departure from Croydon Local Plan (2018). A Local Planning Authority may depart from development plan policy where material considerations indicate that the plan should not be followed, subject to any conditions prescribed by direction by the Secretary of State. The power to depart is set out in Article 32 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 6.24 It is important that the Croydon Local Plan is read as a whole, and that failure to comply with a single policy within the plan would not necessary lead to a sustainable reason for refusal. In order to justify the departure the council will need to be satisfied that the development is able to demonstrate clear benefits that actively and incomprehensively outweigh the areas of non-compliance.
- 6.25 It should be noted that the policy requires development to complement the existing building heights, rather than it must be 3 to 8 storey height. It could be argued that whilst the development is taller than the 8 storey height, it is still complementary, and therefore within the spirit of the policy parameters.

*Townscape Impact of Height*

- 6.26 The two ends of the development read as eight storeys, with a six storey frontage, two storey upper level, containing a less visible ninth storey that is set back over the wings of the development. This approach to height ensures that the building reads predominantly as eight storeys from key street views, and seen as complimentary to the existing heights found in Purley. The building then steps up to ten storeys in the centre, with the most visually prominent frontage building being maintained at six storeys, with a three storey upper level and a further recessed level over the perpendicular wings. The full ten storeys would be rarely read and would generally only be seen in glimpse views over the Purley roofscape or in long distance views, or in certain periphery views, where the development would read as a gentle transition from the eight plus one storey height of the adjacent block. The height of the development is, in officer's view, an appropriate response.



Fig 14 – CGI view from junction of Whytecliffe Road North and Whytecliffe Road South.

- 6.27 The six storey frontage block has a linear form, which helps create a defined street edge that corresponds directly with heights of buildings already found along Whytecliffe Road South. The six storey height of this frontage block is the maximum that can be achieved, and any additional increase in height to the frontage block would begin to have unacceptable impacts on neighbouring properties' sunlight and daylight.



Fig 15 – CGI view looking north along Whytecliffe Road South

- 6.28 Compositionally the six storey, two storey top and one storey recessed form at each end achieves a successful balance. However, there still remain some concerns on the central two blocks upper levels in proportion to the lower levels and their impact on Whytecliffe Road South and the wider townscape. These are of most concern when viewed from the northern approach and are not helped by the amount of blank elevation. If this is addressed and additional views provided then these concerns may be able to be resolved.





Fig 16 – CGI showing elevation proportionality

### *Heritage*

- 6.29 There are several notable heritage assets within proximity of the development, setting of several heritage assets including Grade II listed Purley United Reformed Church, Grade II listed Purley Library, Grade II Listed Russell Hill Schools Main Building, Webb Estate Conservation Area, Purley Local Heritage Area, Royal Russell School Locally Listed Park and Garden.
- 6.30 The proposed massing has been tested from agreed points to establish the visual impact in views off/from these assets, and has been refined accordingly. The new building would be minimally visible or not visible in most of the tested views and officers do not think there would be any adverse impact on views.
- 6.31 The most impacted would be the setting of Purley Station, which is locally listed. The proposed development has the potential to enhance the existing street character and pedestrian journey to the station, and help provide legibility, but only if the design and landscaping, especially at human level achieves a sensitive contextual response.

### *Massing Approach/Layout/Form*

- 6.32 On the Whytecliffe Road South frontage, the massing steps in and out helping to emphasise the bay form, whilst also breaking up the massing to prevent it feeling overbearing. The bay form is also a feature of properties in Purley. At the northern end the building line steps back significantly to retain the trees and provide a new public space. The creation of public spaces in other locations was explored, namely to the rear and closer to the station, but it was felt to be of most benefit to the front of the site and to ensure the retention of key trees. A generous pavement width was also considered important given the existing shortcoming and poor pedestrian environment of this part of Purley.
- 6.33 The perpendicular wings extend to the rear of the site and stop short of the railway line to provide a building free buffer as required by Network Rail. The end of the perpendicular blocks taper in to give greater sense of space, and also to allow greater levels of light in. The orientation of the site is favourable with the rear elevation facing south east, ensuring that light will be able to penetrate into



courtyard spaces and hopefully providing good daylight and sunlight conditions to the homes. Although the latter needs to be confirmed through an appropriate sunlight/daylight study before the massing and approach can be agreed. There is sufficient spacing of circa 17m between the blocks to be able to provide good living conditions in terms of outlook and privacy.

#### *Elevational Treatments*

- 6.34 The applicant has chosen to use the mansion block typology as a means of expressing the massing of the development. Whilst the mansion block typology is acknowledged as not being prevalent within Purley at present, it is a well-established and successful way of achieving good density which has character and adds visual interest. The applicant has studied the existing character of Purley and has made a case for the appropriateness of the typology within its context. This has been aided by a study of the existing architectural features of Purley in terms of architectural proportions, materials and detailing. These features have been translated into the design relatively successfully, although some refinement is still required.

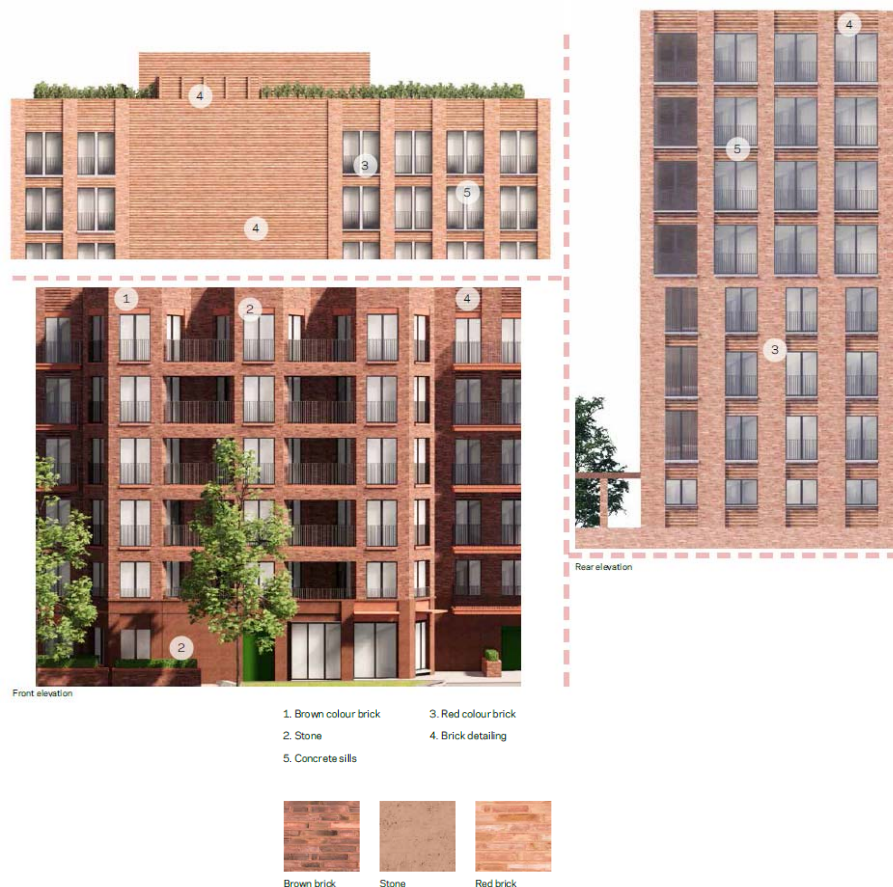


Fig 17 – showing the detailed design and materials of elevations

- 6.35 Officers consider that the mansion block typology adopted by the applicant is an appropriate way of sensitively intensifying and evolving Purley, and is a significant improvement on other earlier attempts to intensify on Whytecliffe Road South, which the officers would not want to see replicated.

6.36 The main frontage building would be a brown brick, with a red colour brick on upper floors. Stone would form the base storey of the building. The lower six floors would have a stone sill, with the upper floors and rear would have with a concrete sill. In general the palette of materials is supported and appears well rooted in the character of Purley town centre. Further refinement of the expression of the materials are needed as part of design development, in particular the upper levels of blank façade (core location), the entrances and the bike stores. Similarly more detail and understanding of how the development would be perceived at human scale, including key lobby areas is required, as highlighted by the Place Review Panel.

6.37 There is a variety of fenestration types between the base, top and recess level which is supported, however further clarity is still required on reveal depths, which should be generous. Officers have concerns over the extent of the blank façade in the centre of each section, which is making the top storey appear excessively heavy.

6.38 Given that the car park would be publically accessible, it is considered important that the development incorporates the principles of secure by design.

#### *Ground Floor Activation and Legibility*

6.39 The ground floor of the development is required to host a number of functionary uses, such as bin stores and cycle stores. Similarly residential uses in close proximity to the street is also problematic. This does provide a challenge in terms of activation. Earlier proposals did include a community use, but this was discounted following concerns raised by PRP and the regeneration team, as well as the fact that it was not policy compliant, with community uses preferred within the district centre. The applicant is exploring methods for improving activation, including looking at providing some views or illuminance into/from the bicycle store, increasing entrance lobby sizes, looking at landscaping solutions and public art.

6.40 The car park main entrance will be from the enlarged public space area. Legibility has been provided from its location and by creating a gap, archways above and generous lobby areas. It will be expected that this is developed further and the scheme design progresses post committee.

#### *Landscaping, Public Realm & Outdoor Amenity Space*

6.41 The applicant has identified that Purley sits within the Downlands, specifically Chalk Downlands of the Green Grid, whilst also comprising additional landscape typologies such as the Great Northwood and Heathland. They have also drawn on local landscape context that is most significantly identified within The Webb Estate and Upper Woodcote Village Conservation Area. Reference has also been made to Croydon Public Realm Design Guide, and associated material palette. The frontage would have a 'nature in the city' theme, whilst each of the courtyards would have a separate theme; consisting of Great Northwood, Heathland and Downland.

6.42 Initial thematic ideas for the landscaping have been developed, which appear to be strong and relevant to the local landscape characters. However, these do not appear to have been translated into the design of the landscaping in a clear and obvious way. SUDS appear to have been well integrated into the design. The interconnectedness of the three courtyard spaces and biodiversity buffer to the rear are both welcomed. Officers have raised concern over the large area of hardstanding/decking within the shared courtyards, and have asked for this to be greened further.

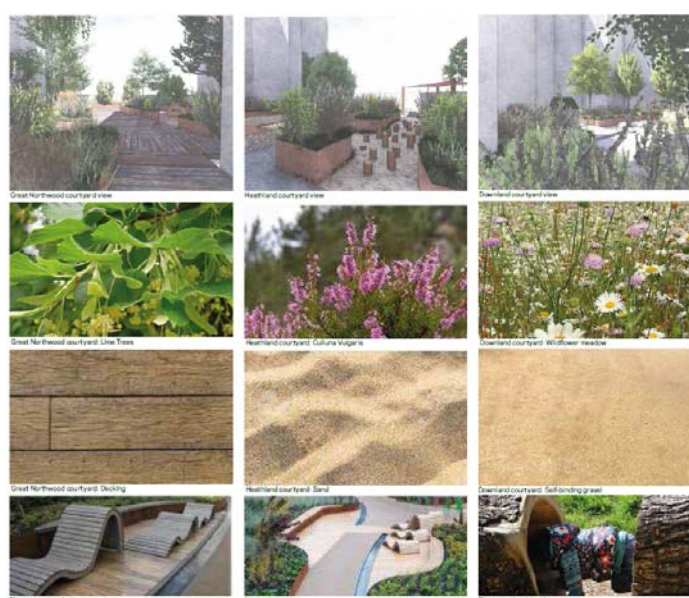


Fig 18 – Courtyard Landscape Design Images

6.43 A public art strategy will also need to be outlined and developed, and this could help improve the schemes contextuality.

#### Impact on Neighbouring Properties Living Conditions

6.44 One of the critical considerations for this site is the potential impact of the development on living conditions of existing and potential neighbouring properties. In terms of existing residential properties, the most sensitive are flats located within nos.51 to 53 Whytecliffe Road South, that sit opposite the site (see photo below). At present flats within this building experience excellent sunlight and daylight as they only face onto an open car park and modest two storey houses. Any meaningful redevelopment of this site would have a noticeable detrimental impact on these properties' light and outlook, and likely to result in failure of BRE daylight and sunlight guidelines.



Fig 19 – Birds eye view showing location of nos. 51 to 53 WRS

6.45 The site, with its highly sustainable location, excellent public transport links, brownfield characteristics and close proximity to town centre, is one where policy directs high density residential development. In addition the car park is an allocated site which adds to the intrinsic development policy expectation. In light of this it is a site where there is sufficient justification to accept lower alternative BRE target values.

6.46 The applicant has undertaken some initial testing of the proposed development. The vast majority of windows when measured on an unfettered façade (a façade where balconies/projections are removed), would receive a vertical sky component (VSC) of 18% or more, which is common for an urban environment. The exceptions are shown in the image below highlighted by yellow and red.

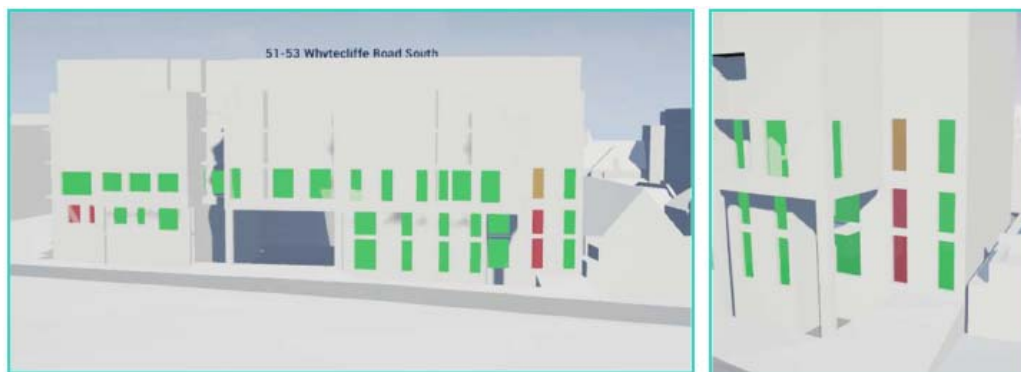


Fig 20 – Model shot showing locations of windows that receive less than 18% VSC.

6.47 To establish an acceptable benchmark/alternative value, the applicant has tested the impact of a six storey development, and has compared it to the impact of the proposed development. There is merit in using a six storey building as a benchmark given that the Purley Place policy advocates for a development between 4 and 8 storeys in height, given this height would be comparable to other surrounding building and given the wider policy context. The six storey model is shown below.



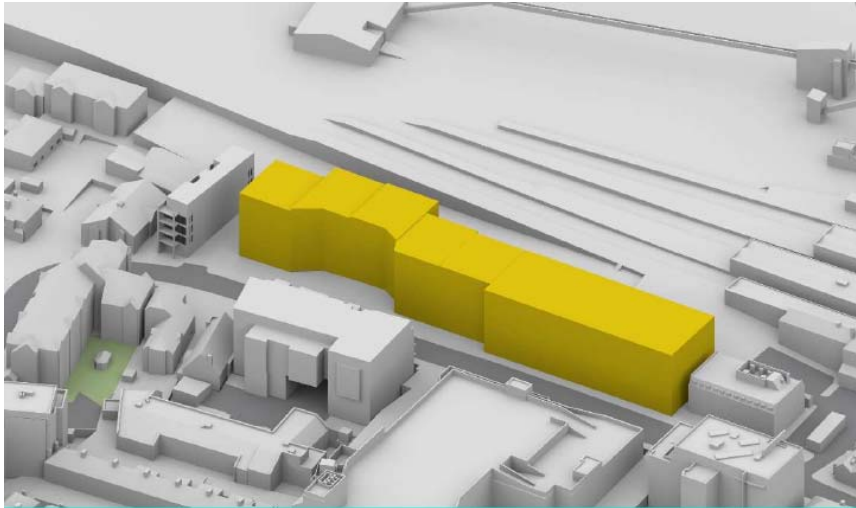


Fig 21- Showing the baseline model used to inform benchmark/alternative values.

- 6.48 The applicant states that when the development is compared to six storey massing, the variations in the retained VSC values are less than 1% to most windows, with many windows in nos. 51-53 Whytecliffe possibly retaining higher VSC values.
- 6.49 In term of sunlight, the applicant has indicated that the impact of the development will be minimal and fully compliant with BRE Guidelines, with the retained annual sunlight hours to the living room windows remaining good for an urban location.
- 6.50 The rear block would not cause significant harm to the amenity in terms of light and outlook of the adjacent Redburn Close property due to the appropriate front and rear building lines of this block, the spacing to the side boundary and absence of habitable windows on the flank elevation of this property. Care will also be needed on design of the terrace areas adjacent to this property to prevent loss of privacy to the neighbouring garden.
- 6.51 In regards to the impact of the development on the under construction no.58 Whytecliffe Road South; the west facing windows are non-habitable or are secondary windows serving dual aspect living rooms or bedrooms, and the impact of the development on these windows would be acceptable. Whilst there would be windows within the development that would breach BRE guidelines in terms of VSC and no-skyline (NSL), they would still provide high quality accommodation as they would achieve high average daylight factor (ADF) values.

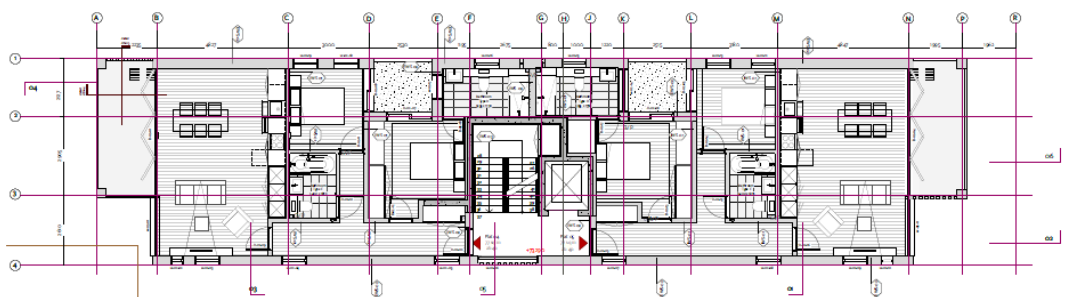


Fig 22 – Showing floorplan approved under NMA for 58 WRS.

6.52 Whilst further information and work needs to be undertaken by the applicant, officers consider that there is a reasonable prospect that the impact of the proposed development on neighbouring light could be justified. Similarly officers are likely to be satisfied that the development would not compromise the delivery of the multi storey car park allocation. It is also likely that the current proposal, especially in regard to height of the street facing front building, represents the maximum permissible envelope. It is within this restraint that has led to many of the massing and design choices presented by the applicant in this scheme.

*Privacy, Outlook and Sense of Enclosure*

6.53 The separation distance between the front elevation of the proposed development and properties opposite is a minimum of 17m, ensuring good window to window privacy relationships.

6.54 In regards to under construction no.58 Whytecliffe Road South, the south eastern flank elevation of this development largely features openings which serve non habitable rooms (corridors) or secondary windows, as such the development's impact on outlook of these windows is acceptable.

6.55 The five storey block would be to the rear of the 58 Whytecliffe Road South. The western wall of this new block does not extend directly in front of the rear wall of no.58. Whilst this would limit the eastern aspect and outlook of the units within no.58 given that no.58 features a balcony which limits its aspect to some extent, and given the close proximity of no.58 itself to its rear boundary, which is somewhat unneighbourly, the relationship is considered acceptable. No.58 will still experience good level of outlook commensurate with its location in an urban environment.

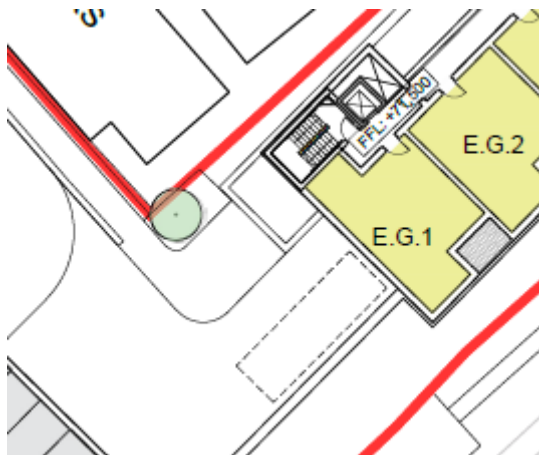


Fig 23 – Showing relationship between rear block and rear of 58WRS

Highways and Parking

6.56 The proposed development significantly improves the pedestrian environment on a key pedestrian route to the train station. This is a significant public benefit, which will help to promote sustainable modes of transport both within the development and Purley generally, whilst also helping facilitate future development.

- 6.57 Policy DM30 criterion (d) states that if a development results in the loss of existing car parking spaces, it must be demonstrated that there is no need for these car parking spaces by reference to occupancy rates at peak times. The site allocation requires the retention of public car parking spaces. It is understood that the proposed parking area is the same size, but the number of car parking spaces will be reduced from 195 to 175 spaces, in order to ensure that modern parking standards are met. Given that planning policy generally seeks to reduce reliance on car use, and the deficiencies of the current car park, the modest reduction in number of car parking spaces is likely to be acceptable.
- 6.58 All the car parking spaces, apart from some of the disabled car parking spaces, are for the general public. Given the high PTAL rating, the provision of a car free development is deemed acceptable. Residents will not be entitled to parking permits and the applicant will also need to agree to fund the extension of CPZ area to the north of the site.
- 6.59 The car park area has two entrances. The entrance to the south which is closer to the rail station is understood only to access the disabled residential car parking spaces, with the main car park entrance accessed from the north. The access strategy to the car park is considered appropriate, ensuring limited car movements close to the station where there is increased activity, including pedestrian movement.
- 6.60 Given the characteristics of Whytecliffe Road South, and also to ensure that healthy streets and public benefits of the scheme are delivered, ensuring a well thought through and practical servicing strategy will be essential. Blocks C to E (those at the northern end) would be serviced internally from within the site. Blocks A and B, would be serviced from the street from a newly created servicing inlet. The development would require a Construction Logistic Plan, which would be expected to be submitted at draft stage upon application. Key consideration as part of this would be how the development would be phased and potentially allow for the retention of some station car parking during construction.

#### Trees/Biodiversity

- 6.59 None of the trees within the site are subject to a tree preservation order, and as such could be felled without further consent. The applicant has not confirmed yet formally which of the trees would be retained, removed and what tree planting will be proposed to mitigate the loss. However, the development has been designed to respond and retain the majority of the prominent good quality trees located to the front of the existing car park. At the north eastern end, some tree removal is likely to be required due to the new car park access point. Whilst regrettable, given that the access to the car park is in a logical place, and the massing proposed is a logical response to the site, this loss is justifiable. The biggest potential loss of trees would be in the centre of the site to the rear of the existing terrace properties. However these trees are poor quality and their loss is necessary to achieve a comprehensive and meaningful redevelopment and the benefits associated with that. New trees will be planted to the front, which would contribute to visual amenity of the public realm. Similarly there is scope for

tree planting within the courtyards, although this will need to be balanced with providing good sunlight to the spaces/units and practical provision of playspace.

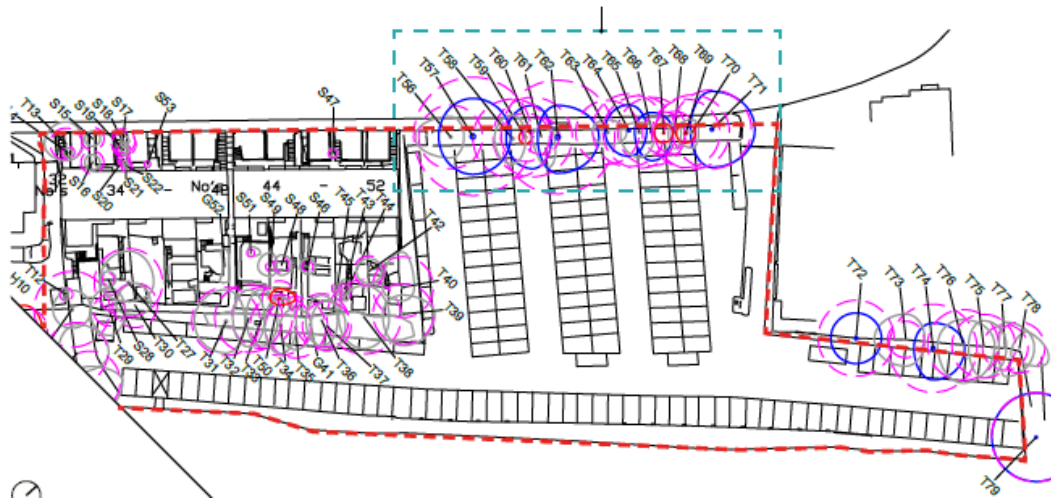


Fig 24 – Extract from tree survey with category B trees shown with blue circle

6.60 In terms of biodiversity measures, a wildlife buffer strip will be provided along the rear of the development, along with green roofs, which will have their species chosen to reflect the downland which Purley is located within.

#### Other Considerations

6.61 A wind study has been provided, which shows that wind microclimate at ground level is expected to be acceptable for sitting and standing use during the windiest season, and there are no instances of strong winds. All the internal communal garden courtyards provided within the development would be suitable for sitting during the summer season. The report identifies a few instances within the site where windier conditions than ideal would be experienced, which are as follows:

- a. Entrances to the proposed development on the north-western façade;
- b. Balconies with strolling conditions during winter at seventh to ninth floor levels; and
- c. Roof terrace amenity spaces with standing and strolling conditions during summer at fifth to ninth floor levels.





**Table 1: Lawson Comfort Criteria**

Key	Comfort Category	Threshold	Description
●	Sitting	0-4 m/s	Light breezes desired for outdoor restaurants and seating areas where one can read a paper or comfortably sit for long periods
●	Standing	4-6 m/s	Gentle breezes acceptable for main building entrances, pick-up/drop-off points and bus stops

Fig 25 – Proposed Summer Wind Conditions Ground Floor

6.62 Further discussion with the applicant will be required to see if the conditions in these locations can be improved, as well as to explore whether the wind conditions within the newly created public space could be improved further.

6.63 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.

6.64 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.

6.65 At this stage it is envisaged that planning obligations will be required to mitigate the impacts. Discussions are forthcoming in relation to the heads of terms, but it is anticipated that these would include the following:

- Affordable housing (on site)

- Affordable housing review mechanisms (early and late stage)
- Employment and Training strategy and contribution (construction)
- Air Quality
- Zero carbon off-set
- Securing potential links to district heating
- Car club (provision and membership)
- Travel Plan
- Car permit restrictions
- Public Realm improvements and maintenance
- Highway works

## **7 SPECIFIC FEEDBACK REQUES**

7.1 In view of the above, it is suggested Members focus on the following issues:

- i. The principle of a high density residential development in a PTAL5 location.
- ii. The height and bulk of the development, especially in the context of the Purley place-specific policy, and whether the development can deliver sufficient benefits to justify a departure from policy.
- iii. Whether the proposed design direction and elevational treatment is an appropriate response to its context.
- iv. The emerging landscape design and the increased public realm to Whytecliffe Road South.
- v. The level of affordable housing and whether an alternative mix to deliver 30% is acceptable.
- vi. The likely impact on neighbouring living conditions and whether alternative BRE daylight/sunlight targets are appropriate.
- vii. Whether a car free development, with disabled parking provision only for the residential component, is acceptable given the PTAL 5 location.

## 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” (DD) 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.

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## PLANNING COMMITTEE AGENDA

### PART 6: Planning Applications for Decision

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#### 1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning and Strategic Transport to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

#### 2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
  - the London Plan (consolidated with Alterations since 2011)
  - the Croydon Local Plan (February 2018)
  - the South London Waste Plan (March 2012)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
  - Works within the highway are controlled by **Highways Legislation**.
  - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
  - Works on or close to the boundary are covered by the **Party Wall Act**.
  - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

### 3 ROLE OF THE COMMITTEE MEMBERS

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

### 4. THE ROLE OF THE CHAIR

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.



- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

## **5. PROVISION OF INFRASTRUCTURE**

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
  - ii. Health care facilities
  - iii. Projects listed in the Connected Croydon Delivery Programme
  - iv. Public open space
  - v. Public sports and leisure
  - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

## **6. FURTHER INFORMATION**

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

## **7. PUBLIC SPEAKING**

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

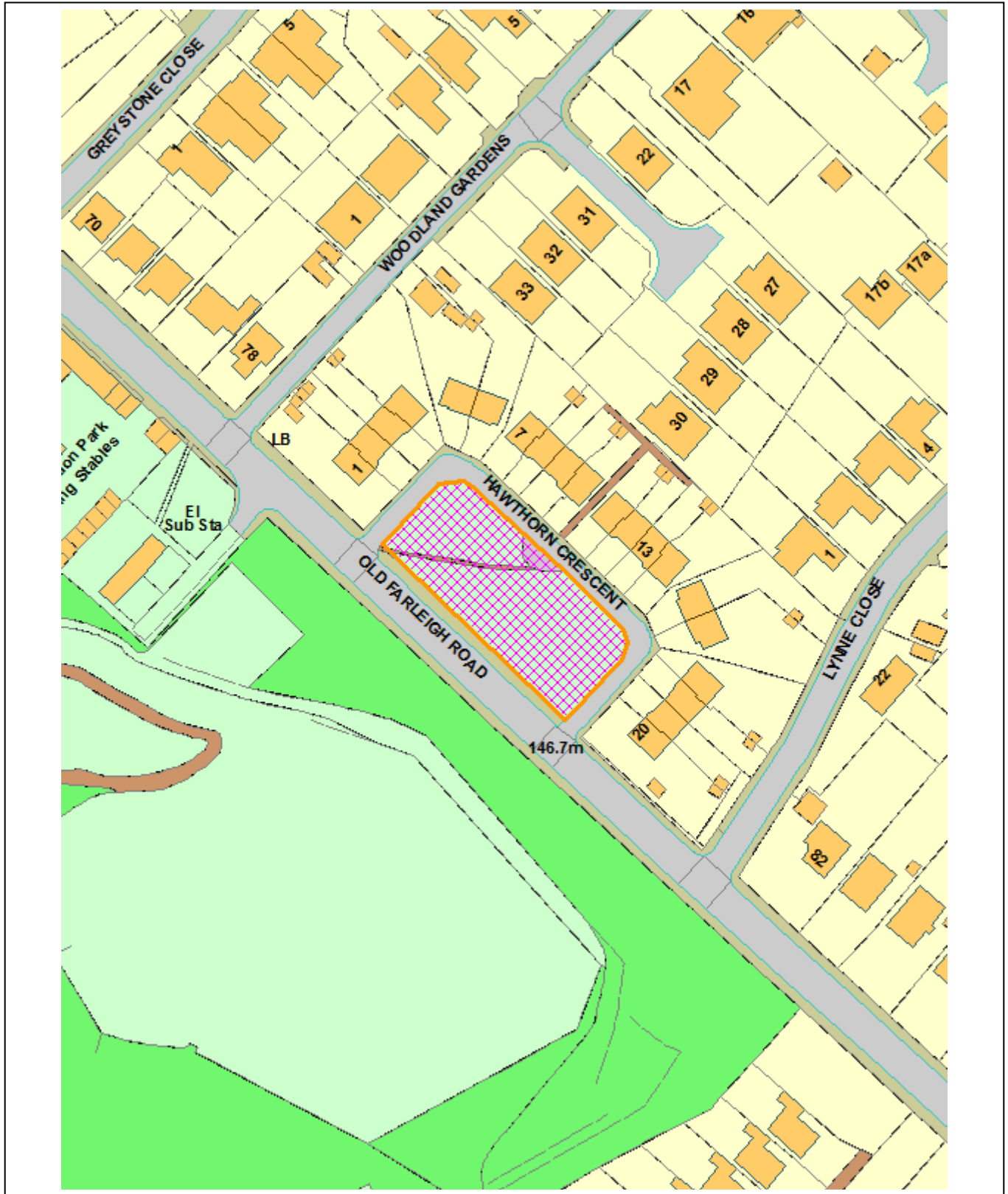
## **8. BACKGROUND DOCUMENTS**

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

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**PART 6: Planning Applications for Decision****Item 6.1****1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/01207/FUL  
 Location: Amenity Land, Hawthorn Crescent, South Croydon, CR2 8PD  
 Ward: Selsdon Vale and Forrestdale  
 Description: Erection of 8x3 bedroom (5 person) houses together with car parking, landscaping and associated servicing.  
 Drawing Nos: 5945/1 (Topographical Survey); 154/1000 Rev A, 1100 Rev A, 1200 Rev A, 1201/Rev A, 2001 Rev A, 2100 Rev A, 2101 Rev A, 2102 Rev A, 2200 Rev A, 2201 Rev A, 2300 Rev A, 2301 Rev A, 2302 Rev A, 2303 Rev A, 3300 Rev A and 3301 Rev A.  
 Applicant: Brick by Brick Croydon Limited  
 Agent: Carter Jonas  
 Case Officer: Scott Schimanski

	<b>3 bed (5 person)</b>	<b>Car parking spaces</b>	<b>Cycle spaces</b>
<b>Existing</b>	0	23	0
<b>Proposed houses</b>	8	24	16

- 1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received, and the ward councillor (Councillor Andy Stranack) and the then Planning Committee Vice-Chair (Councillor Paul Scott) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

**2.0 RECOMMENDATION**

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

**Conditions**

1. Time limit of 3 years (compliance)
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions (compliance)
3. Highways agreement for highway works - to include (but not limited to) deliver yellow lines on Old Farleigh Road, footways, new access arrangements, kerb radii increase, as well as making good any damage and adoptable standards (prior to commencement)
4. Construction Logistics Plan - to include car parking strategy during construction (prior to commencement)
5. Connection to foul and/or surface water drainage system (prior to commencement)
6. Recording of Air Raid Shelter (prior to commencement)
7. Biodiversity mitigation and enhancement measures (prior to commencement)
8. Details and samples of materials to be submitted (pre-ground slab)

9. Landscaping to be submitted (hard and soft landscaping, boundary treatment, retaining walls, surface treatment and details of preservation of vehicular sightlines) (pre-ground slab)
10. Refuse and cycle storage (pre-ground slab)
11. Electric vehicle charging point detail to be submitted (pre-ground slab)
12. Details of lighting (prior to occupation)
13. Contamination – Validation Report (prior to occupation)
14. Submission of a scheme to secure management and allocation of car parking spaces between existing and future residents (prior to occupation)
15. SuDS – in accordance with Flood Risk Assessment (compliance)
16. Inclusive access M4(2) (compliance)
17. Car parking provided as specified (compliance)
18. 110 litre Water usage (compliance)
19. CO2 Reduction 19% (compliance)
20. Unexpected contamination (compliance)
21. Tree protection plan & associated method statements (compliance)
22. Noise levels – internal to houses (compliance)
23. 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) Requirement for ultra-low NOx boilers
- 4) Fire Safety Measures
- 5) Thames Water informatives regarding underground assets and public sewers
- 6) Notice to Waste Team
- 7) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

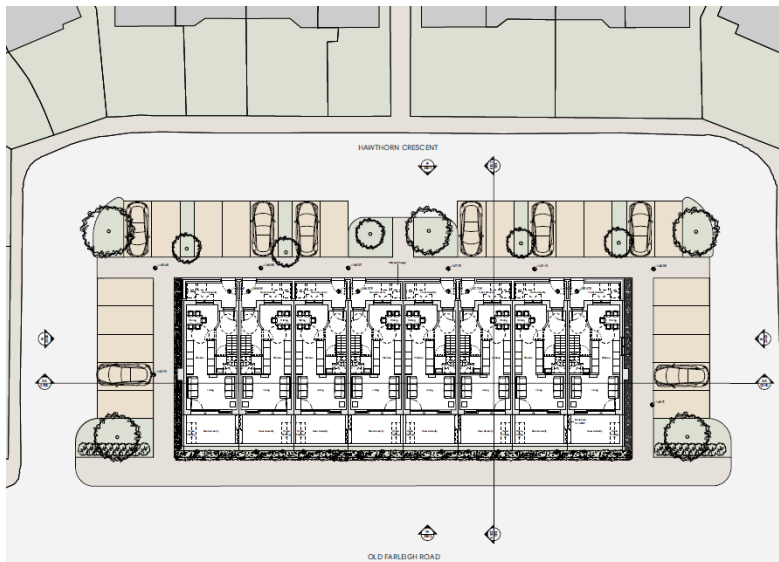
- 2.3 That the Planning Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

## **3.0 PROPOSAL AND LOCATION DETAILS**

- 3.1 The proposal includes the following:

- Redevelopment of the amenity land involving the erection of 8x3 bed houses
- Two storeys facing onto Hawthorn Crescent properties and three storeys facing onto Old Farleigh Road
- The removal of an existing air-raid shelter
- External materials predominantly brick with clay tiled roofs
- Reconfiguration of existing car parking arrangements (currently providing 23 off street car parking spaces) to accommodate 24 replacement car parking spaces
- Provision of private rear gardens (facing onto Old Fairleigh Road) with front doors opening out onto Hawthorn Crescent
- Refuse storage to front garden areas and bicycle storage within the rear garden areas
- Retention of existing Hawthorn hedge onto Old Farleigh Road and the replacement of existing Grade B, C and U trees with new trees (x10).

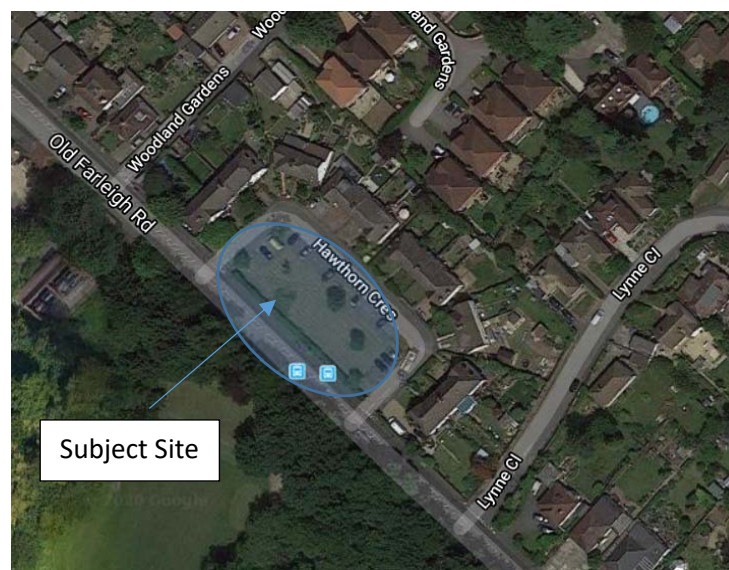




*Image 1: Proposed site plan (ground floor layout)*

## Site and Surroundings

- 3.2 The site (red line) comprises a rectangular parcel of land (0.126 ha in area) situated on the north-east side of Old Farleigh Road, approximately 650 metres to the south-east of Selsdon District Centre. The site is predominantly amenity grassland, bounded by a mature Hawthorn hedge (fronting onto Old Farleigh Road) and includes car parking bays that envelope the amenity land. The site falls away by approximately 2-3 metres from north-west to south-east. There are a number of trees situated within the amenity area (6 trees categorised as Category B, C or U - Cherry, Pear and Midland Thorn).
- 3.3 Hawthorn Crescent provides access to the neighbouring properties (1-20 Hawthorn Crescent) which comprise formal and symmetrical groups of two storey terraces and semi-detached properties, set around the amenity area. The amenity land itself (including the existing car parking spaces) is currently maintained by the Council under the existing housing maintenance budget and is not classified as highway land.



*Image 2: Aerial view highlighting the proposed site within the surrounding area*

- 3.4 Six of the existing Hawthorn Road properties have off-street forecourt car parking (with dropped-kerb crossovers) and the houses themselves are predominantly rendered with a brick-work plinth and red clay roof tiles. On the opposite side of Old Farleigh Road are the grounds of De Vere Selsdon Estate Hotel complex, which is included in the Metropolitan Green Belt (MGB) and is also identified as a Locally Listed Historic Park and Garden. The land on the opposite side of Old Farleigh Road is also identified as an Archaeological Priority Area. Further to the south-west (approximately 5 minutes-walk) is the entrance to the Selsdon Woods Nature Reserve with extensive nature trail walks. Selsdon Woods is identified as an Area of Importance to Nature Conservation. Selsdon Recreation Ground has been formally identified by the Croydon Local Plan (CLP) as undesignated open space and lies approximately 200 metres to the north east.
- 3.5 The site has a PTAL (Public Transport Accessibility Level) of 2 (with PTALs ranging from 0 to 6) with bus stops located directly opposite the site (served by bus services 357, 409 and 433). Three further TFL bus services are available on Addington Road Selsdon District Centre (bus services 64, 359 and 412).
- 3.6 According to the Environment Agency Flood Maps the site is located in Flood Zone 1; less than 1,000 annual probability of sea or river flooding. In terms of surface water flooding, the surface water flood maps indicate that surface water flood risks are very low with any surface water run off contained within Old Farleigh Road (flowing south-west).

### **Planning History**

- 3.7 In September 2019, officers engaged in a pre-application discussions with the current applicant for a scheme of nine single family houses (ref 19/04427/PRE). Given the size of the site, officers raised concern with the initial quantum (9 units) and the impact upon existing car parking levels. As a result, the scheme has been reduced.
- 3.8 Although not directly connected to the site, a number of local residents have made reference to a nearby planning application at 22 Lynne Close, arguing cumulative impacts in terms of on-street parking capacity. In May 2020, planning permission was granted at this property for the erection of a three storey building comprising nine residential apartments with six on site car parking spaces (ref 19/04191/FUL).

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

- The principle of intensified residential development is acceptable given the national and local need for housing.
- The loss of incidental amenity space is considered acceptable in this particular case in view of the lack of evidence presented to justify its continued use as incidental amenity land, especially when one considers the availability of neighbouring open spaces (including children's play space in 250m proximity).
- The proposal would contribute positively to the supply of family housing and the family housing strategic target.
- The development would not have any impact on the openness or function of the adjacent Metropolitan Green Belt.
- The scheme would provide high quality architecture and would appropriately response to site context with suitable relationships to the form, mass and

appearance of Hawthorn Crescent properties and the Old Farleigh Road street-scene.

- The living conditions enjoyed by neighbouring residential occupiers would not be unreasonably impacted upon by the proposed development in terms of daylight, sunlight, outlook and privacy.
- The living standards of future occupiers would be satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS). Each family unit would enjoy private amenity spaces in accordance with adopted standards as well as space for outdoor children's play ( within the private gardens provided)
- The level of parking and impact upon highway safety and efficiency would be acceptable. Car parking proposed would be available for use by both existing and future residents, with spare capacity within neighbouring streets to accommodate any overspill from this and nearby developments.
- Whilst it is accepted that all trees currently on site would be removed, a number of existing specimens are of a poor standard and would be replaced with specimens better related to the proposed development. The retention of the Hawthorn hedge should retain the existing soft, vegetated boundary to Old Farleigh Road.
- Sustainability aspects have been properly assessed and their delivery can be controlled through the use of planning conditions. On site sustainable drainage would be secured through the use of planning conditions.

## **5.0 CONSULTATION RESPONSE**

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

### **Lead Local Flood Authority (LLFA)**

- 5.2 Even though this scale of development would not have normally triggered LLFA referral, the LLFA has been formally consulted and has raised no objection to the proposals. It was satisfied that the scheme proposal would properly manage the minimal flood risks with the proposed drainage strategy suitably dealing with residual/limited flood risk.

### **External Independent Ecological Advice**

- 5.3 No objection – subject to the imposition of conditions requiring the mitigation measures to be provided in accordance with the submitted Biodiversity Survey Report.

## **6.0 LOCAL REPRESENTATION**

- 6.1 The application has been publicised by way of 25 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: 76                      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:

<b>Objection</b>	<b>Officer comment</b>
<i>Principle of Development</i>	
<p>Loss of green space which is still used for recreational purposes. Council should be supporting the use of green spaces, not building on them.</p> <p>Green space is used to allow kids to play safely.</p> <p>The Council should focus attention on brownfield sites.</p>	Addressed in paragraphs 8.2-8.8 of this report.
<i>Housing Issues</i>	
Housing will be priced for profit rather than affordability. No affordable housing proposed	The development proposes less than 10 units and therefore is not required to deliver affordable housing.
LB Croydon has already met its housing quotas, with over emphasis on flats rather than houses.	There is significant need for additional homes across the borough especially family housing with the Council's strategic target of 30% of new homes being suitably sized for families.
<i>Townscape and Design</i>	
<p>Existing Hawthorn Crescent properties are framed by the attractive green. The vista across the green will be lost.</p> <p>The development would not be in keeping with the area and would be unsightly and obtrusive. Existing properties are predominantly rendered whereas the proposed houses would be constructed in brickwork.</p> <p>The proposed chimneys are "kitsch" and the proposed houses do not match the existing built fabric.</p>	The layout, form, scale, mass and external appearance of the proposed development is addressed in paragraphs 8.15-8.20
3 storey development out of keeping with refusals of planning permission for three storey extensions to Hawthorn Crescent properties.	See 8.15-8.20. 3 storey extensions to existing two storey properties raises other considerations compared to free standing development
<i>Heritage</i>	
Loss of air raid shelter	Addressed in paragraph 8.22

<i>Scale of Development Density Issues</i>	
Overdevelopment with insufficient outdoor space, devaluing neighbouring property, social cramming in such a small space	Addressed in Section 8.23-8.30. Value of property is not material to consideration of planning merits
Existing scheme for Lynne Close (9 units) – cumulative impact of increased development in the area and previous scheme in Quail Gardens.  Better to provide 2-4 houses rather than 8 houses	The Lynne Close scheme was granted planning permission on 7 <sup>th</sup> May 2020 and this submission recognised the presence of this neighbouring proposal and took the various effects of this development into account especially when accessing the likely level of on-street car parking capacity.  The Quail Gardens site is located some way away (in excess of 400 metres) from this application proposal.  Planning policy seeks to optimise the use of sites.
<i>Neighbour Impacts</i>	
Increased overlooking to Hawthorn Crescent properties. The houses will block light and existing houses are cold and need as much sunlight and daylight as possible. The scheme will be unpleasant, overbearing and oppressive.	Addressed in Section 8.28-8.30 of this report.
<i>Highways, Traffic and Parking</i>	
Low PTAL and large vehicles struggle to access Hawthorn Crescent – will cause difficulties for emergency services  Lack of car parking will cause overspill into surrounding streets – with 8 fold increase in traffic.  Parking even more constrained during Croydon High School events. No provision of visitor parking – and the idea of parking on Old Farleigh Road is not feasible. Woodland Gardens will become a car park.  Need to consider driver and pedestrian safety – with Old Farleigh Road being hilly and bendy – which is also gridlocked during rush hour.	Highway, parking and wider transportation issues are covered in paragraphs 8.31-8.39 below. In addition, the applicant would also be required (through a highways agreement) to install yellow lines along part of Old Farleigh Road to safeguard road safety in this locality.

<p>The Council has been talking about installing double yellow lines in Woodland Gardens and Hawthorn Crescent – and these proposals appear to ignore these ideas. Very difficult to collect bins within Hawthorne Crescent and plan for deliveries. This will make matters worse.</p> <p>Additional pressure on bus network - with movement of the 433 bus route restricted</p> <p>Houses will have more than 1 vehicle per household - and existing properties use all of the 23 car parking spaces. 8 houses will mean another 16 cars - requiring to be parked.</p>	
<i>Trees, landscaping and Biodiversity</i>	
Loss of trees with replacement trees mere saplings with no space for them to grow to maturity.	Addressed in Sections 8.40-8.42 below.
Detrimental impact on the nearby nature reserve	Addressed in Section 8.14 and 8.21-8.22 of this report.
<i>Other Issues</i>	
Overcrowding of schools, doctors and other local amenities – the scheme will add to existing pressures	As this scheme proposes housing for sale the applicant will be required to meet its Community Infrastructure Levy requirements which will help fund physical and social infrastructure.
A Health Impact Assessment has not been undertaken to inform this scheme – with the scheme affecting residents' mental and physical health – especially during the current Covid 19 pandemic.	There is no requirement to submit a health Impact Assessment and is not covered by Local Planning Application Validation Requirements. It is acknowledged that the loss of open space might affect health and well-being of local residents especially during current circumstances. However alternative open spaces is located within close proximity.
The applicant has not listened to neighbours views expressed at pre application stage.	The application is accompanied by a Statement of Community Involvement with evidence of 2 separate meetings having taken place Whilst not a material consideration, officers are satisfied that the applicant engaged with residents at pre application stage.



Brick by Brick receive preferential treatment – not all developers would be allowed to over-develop in this way.	Brick by Brick are an independent development arm of Council with their applications assessed and determined in accordance with Council's adopted policies. The Croydon Local Plan is generally supportive of increased densities in the suburbs, subject to the effects of increased densities on neighbour impact, the effect on existing character and appearance and traffic/transport/highway effects).
Restrictive covenant on the land requiring it to be set aside as open space	This is not material to the determination of the planning application

6.3 Cllr Andy Stranack (Selsdon Vale and Forrestdale Ward Councillor) referred the planning application to Planning Committee raising the following issues as part of his referral:

- Housing proposal not in keeping with the area
- Loss of privacy for existing occupiers
- Overdevelopment of the site
- Traffic and highway

6.4 Cllr Paul Scott (Planning Committee Vice-Chair) referred the planning application to Planning Committee raising the following issues:

- Public scrutiny of applications made by the Council and its wholly owned subsidiary.
- Openness and transparency during the Covid-19 crisis when stakeholders are likely to be distracted.
- Potential to provide new homes in response to the housing crisis in accordance with National, Regional and Local Planning Policy.

## 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:

- Delivering a sufficient supply of homes
- Promoting sustainable transport;

- Achieving well designed places;
- Protecting green belt land.

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

#### Consolidated London Plan 2016

- 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
- 5.12 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
- 7.14 Improving air quality
- 7.16 Green belt
- 7.19 Biodiversity and access to nature
- 7.21 Woodlands and trees

#### Croydon Local Plan 2018

- SP2 Homes
- 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
- DM24 Land contamination
- DM25 Sustainable drainage systems and reducing flood risk
- SP7 Green Grid
- DM26 Metropolitan Green belt
- DM27 Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

## Emerging New London Plan

7.4 Whilst the emerging New London Plan is a material consideration, the weight afforded to it is down to the decision maker, linked to the stage a plan has reached in its development. The New London Plan remains at an advanced stage of preparation but full weight will not be realised until it has been formally adopted. Despite this, in accordance with paragraph 48 of the NPPF substantial weight can be applied to those policies to which the Secretary of State has not directed modifications to be made.

7.5 The policies of most relevance to this application are as follows:

- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI5 Water infrastructure
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

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 are as follows:

1. Principle of development
2. Housing
3. Impact on openness of adjacent Metropolitan Green Belt
4. Townscape, design and visual impact
5. Heritage impacts
6. Housing quality for future occupiers
7. Residential amenity for neighbours
8. Parking and highway safety
9. Trees, landscaping and biodiversity
10. Flood risk
11. Sustainability
12. Other planning matters

### **Principle of Development (Housing and Open Space)**

- 8.2 This proposed development needs to be assessed against a backdrop of significant housing need, not only across Croydon but across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the LB Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment indicated an additional 44,149 new homes by 2036, but as there was limited developable land available for residential development in the built up area, it was, at that time, only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of CLP (2018) which separates this target into three sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites.
- 8.3 The emerging New London Plan, which is moving towards adoption (although is being further amended) proposes increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.
- 8.4 This presumption includes places such as Selsdon, which is identified in the "Places of Croydon" section of the CLP (2018) as being an area for sustainable growth of the suburbs with some opportunity for windfall sites, with growth mainly confined to infilling with dispersed integration of new homes respecting existing residential character and local distinctiveness. The Croydon Suburban Design Guide (2019) sets out how suburban intensification can realise high quality outcomes. The challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.5 Notwithstanding the above, the site has not been previously developed and is an area of amenity land with some clear associations with the existing Hawthorn Crescent properties both in a functional and visual sense (incidental use by residents including

dog-walking and occasional leisure pursuits, car parking and provision of an open outlook). Whilst the site has very limited brownfield land credentials, it is significant that the space only appears to be used by those residents immediately bordering the site and not the wider community. All houses in the area have access to relatively sizeable rear gardens. Moreover, when viewed from Old Farleigh Road, the space is not overly prominent with the amenity land heavily screened from view by the existing mature Hawthorn hedge. Whilst it is fair to say that the space provides an open and pleasant outlook for existing Hawthorn Crescent residents, the space has limited biodiversity value and accommodates relatively low grade trees set within a maintained grassland surrounded by parked cars. Subject to the quality of the new development, officers are of the opinion there is an opportunity to make more effective use of this space and in so doing, help address the need for more homes.

- 8.6 Paragraph 97 of the National Planning Policy Framework (NPPF) advises that existing open spaces should not be built on unless an assessment has been undertaken which clearly indicates that the open space is surplus to requirement or where the loss resulting from the proposed development would be replaced by equivalent or better provision elsewhere. It is significant that the site is not designated or recognised as an open space by the CLP, although it is appreciated that the need to retain the space still needs to be assessed in accordance with the NPPF. The applicant has sought to justify the loss of this space, both from a visual and functional perspective.
- 8.7 Selsdon Recreation Ground is located 230 metres (4 minute walk) from the site and is a large public playing field (3.9 hectares) equipped with football, basketball and hockey pitches and a dedicated children's play area. Selsdon Woods is also close by and well within walking distance. Both of these recreation areas provide high standards of amenity space for all ages and pursuits. In view of the overall level of open space provision within Selsdon/Forestdale (which has the second highest level of open space provision across the borough) Council officers are satisfied (on balance) that the loss of this small area of incidental open space (both from a functional and visual perspective) would be acceptable and in accordance with the NPPF can be considered surplus to requirements, especially when viewed against the need to deliver more homes and specifically family homes.
- 8.8 It is further advised that in July 2020 the Selsdon Residents Association lodged an application with the Council which sought to include the land as an Asset of Community Value (ACV). This is why this item was withdrawn from the 30th July Committee agenda. On 4th September 2020 the decision was made that the nomination did not provide sufficient evidence of recent or ongoing community use and that it should be listed on the 'unsuccessful community nominations' list.
- 8.9 The site is located within an existing residential area and for the reasons outlined above, providing that the proposal accords with all other relevant material planning considerations, the principle of development can be supported.

## **Housing**

- 8.10 CLP Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 requires a minimum provision of homes designed with 3 or more

bedrooms on sites of 10 or more dwellings. In suburban settings with low PTALs, the requirement is 70% 3+ bedroom units.

- 8.11 Bearing in mind that this scheme proposes less than 10 residential units, there is no specific policy requirement to deliver the 70% 3+ bedroom requirement. Notwithstanding, the proposal seeks to provide all units as 3 bed (5 person) family units which would contribute to the 30% strategic family housing target.
- 8.12 As the scheme proposes less than 10 residential units, there is no policy requirement to deliver a proportion of these houses as affordable accommodation.
- 8.13 In short, the scheme would provide 8 family sized houses and contribute to family housing targets as envisaged by the development plan.

#### Density of Development

- 8.14 The site has a suburban setting with a PTAL rating of 2 and as such the London Plan indicates that the density levels ranges of 150-250 habitable rooms per hectare (hr/ha) are appropriate. Treating the ground floor layout (living room and a linked kitchen diner) as 1 habitable room, the proposed density of development would equate to 253 habitable rooms per hectare (marginally in excess of the top of the range suggested for suburban development in PTAL 2 areas).
- 8.15 As Members will be aware, the London Plan 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 acceptability of the development in terms of scale, mass, layout and appearance is discussed below which represents an important dimension when determining the acceptability of a particular density of development. This project has clearly emerged out of a design-led response to the site and its various relationship challenges.

#### **Impact on Openness of Metropolitan Green Belt (MGB)**

- 8.16 The site lies adjacent to, but not within the MGB. Green Belt policies (National to Local) aim to protect and preserve the openness of the Green Belt by preventing inappropriate development within the designated boundaries. Such policies do not refer to development adjacent to such designations. As such, the location adjacent to the MGB does not prohibit development. Officers are satisfied that the scheme would not harm the open character of the adjacent MGB or erode its function.

#### **Townscape and Visual Impact**

- 8.17 CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) the scale, height, massing and density; c) the appearance, existing materials and built and natural features of the surrounding area. Approaches to scale and mass are further outlined in the Suburban Design Guide.





*Image 3: View of site and surrounds*

### Site Layout

- 8.18 The existing site comprises open incidental amenity land with a visual relationship to the houses surrounding the space. Whilst this presents a pleasant relationship and has clear visual benefits for those residents, there is nothing intrinsically wrong with the principle of residential redevelopment of the amenity land from a townscape perspective, as long as the built form respects and positively responds to the character and appearance of neighbouring properties.



*Image 4: Sketch of development viewed from Old Farleigh Road*

- 8.19 The arrangement with all units facing onto Hawthorn Crescent is considered the appropriate approach to site layout, with the retention of the existing Hawthorn hedge onto Old Farleigh Road retaining a similar street relationship and treatment to that which currently exists, whilst providing further protection to private residential gardens. Front doors opening out onto Hawthorn Crescent (with front to front relationships) should be successful, providing additional street surveillance, with the proposed houses having more identifiable engagement with existing properties situated on the opposite side of Hawthorn Crescent. The inward facing site layout would also ensure that front doors would relate well with the proposed reconfigured car parking areas which would be broken up by recessed pathways and incidental tree planting. The siting retains some open space at either end of the development.

8.20 Overall, officers are satisfied with the form and layout of the scheme which appears logical and legible, suitably engaging with the remaining Hawthorn Crescent properties.

#### Scale and Mass

8.21 The existing Hawthorn Crescent properties are two storeys, arranged in groups of four and two, all exhibiting relatively uniform character (with overhanging eaves and gable features to accentuate symmetry and uniformity). The approach has focussed on a two storey built form (facing onto Hawthorn Crescent) to reflect the two storey mass of the opposite terrace, with a three storey mass facing onto Old Farleigh Road, to provide some prominence and strength to this main thoroughfare and primary public frontage. This approach has merit, both in terms of architectural relationships as well as neighbour impact. The proposed houses would respect the topography and provide a stepped relationship to roof forms, with simple eaves and stepped party wall details (between pairs of terraced properties).



*Image 5: Front elevation (two storey mass) facing onto Hawthorn Crescent properties*

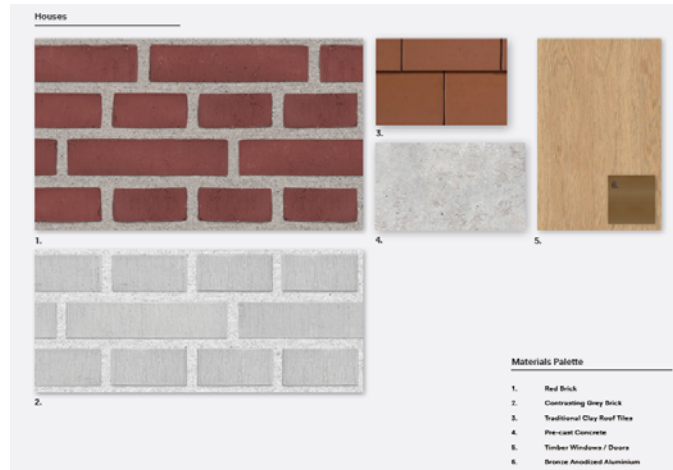


*Image 6: Sketch of front elevation – facing onto Hawthorn Crescent*

#### External Appearance

8.22 Officers are satisfied with the use of brickwork with a separate brick colour to provide a strong base to the terrace. It would provide a distinct but simple robust material palette that would not be at odds with the predominant rendered facades common to

neighbouring houses. The proposed houses would make use of red clay roof tiles (similar to Hawthorn Crescent properties) with overhanging eaves which have been well considered and detailed, with recessed windows and doors providing added relief to the elevations. Although decorative, the use of chimney stacks would provide an added architectural feature, designed to accentuate stepping between the pairs of terraced properties, further reflecting the change in levels and topography.



*Image 7: Proposed material palette*

## Heritage Effects

- 8.23 The Heritage Appraisal reviews the historic development of the site and surroundings. The nearby Selsdon Park Hotel and Golf Club represent the remaining core of the former rural estates of Selsdon Park and Sanderstead Manor. The report highlights Selsdon Park Hotel as a locally listed building and Selsdon Park as a locally recognised Historic Park and Garden and recognises the flint wall (fronting onto Old Farleigh Road) as locally listed which formed the boundary of the former Selsdon Park Estate and the character distinctions either side of Old Farleigh Road. The report concludes that the proposed development would not have any harmful effect on the heritage significance of the locally listed flint wall or Locally Listed Park and Garden at Selsdon Park Hotel. Officers concur with these conclusions and are satisfied that the local heritage assets will be suitably conserved, with their significance as heritage assets remaining unaffected.
- 8.24 With regards to the air-raid shelter on the site, the heritage report stated that it typical of those built during the Second World War and are common. As such, the report concluded that it has no intrinsic historic or architectural interest to warrant consideration for listing or local listing. Council officers support this view, thereby accepting its loss. Notwithstanding this, Council officers are of the view that detailed recording of specific details (including photos) of the shelter should occur prior to its demolition and made available to the public. A condition requiring this will be included on any consent issued.





*Image 8: View of locally listed flint wall – on opposite side of Old Farleigh Road*

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

- 8.25 All of the proposed new units would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS). All houses would be dual aspect and would comprise a ground floor living room and kitchen/dining area with ground floor WC, a double and single bedroom at first floor with a family bathroom and a double bedroom and an additional bathroom at third floor level/roof-space.
- 8.26 The planning application was accompanied by a daylight and sunlight assessment which concluded that all proposed rooms would comply with the BRE “No Skyline” test (NSL). There would be some very minor “Average Daylight Factor” (ADF) issues with the proposed ground floor kitchen/dining area, with seven of the eight kitchen/diners slightly falling short of achieving the expected 2% target (achieving between 1.8% and 1.9%). This shortfall is largely influenced by the size and depth of the combined kitchen/dining area. Notwithstanding this, officers are satisfied with the overall quality of daylight and sunlight received. An assessment of the proposed rear gardens was not undertaken as these areas are located to the south.
- 8.27 Noise levels associated with neighbouring traffic would be able to be mitigated through standard noise insulation measures and planning conditions have been recommended to ensure that external noise effects are minimised.
- 8.28 All units would be M4(2) compliant (Accessible and Adaptable).
- 8.29 Private amenity space has been provided for all units in the form of private gardens (each measuring in excess of 10 square metres) which would be in compliance with the SPG. All amenity spaces would receive high levels of sunlight (being south west facing).

### **Effects on Immediate Neighbours**

#### Neighbour Impacts

- 8.30 The neighbours affected by the proposed development are those residing in 1-20 Hawthorn Crescent who currently overlook the site and enjoy an unrestricted view across the amenity land and towards Old Farleigh Road. The proposed houses would be sited to the south and south-west of these houses (in the most part) and outlook

would be affected as well as existing views across the amenity land. However, there is no right to a view (in town planning terms) and as highlighted above, officers are of the opinion that the orientation and appearance of the proposed development would relate well to the existing built fabric and layout of Hawthorn Crescent.

- 8.31 In terms of window to window separation, the proposed houses would be sited approximately 23 metres from the front face of the houses situated on the opposite side of Hawthorn Crescent which would be acceptable from a privacy point of view. The only front facing window (at upper floor level) would be to a first floor bedroom with all other front facing windows (lighting bathrooms and a stairwell) being either obscure glazed or positioned at high level. In terms of daylight and sunlight, the submitted assessment concluded that given the separation distance and orientation, all nearby properties (within Hawthorn Close) would continue to receive adequate daylight and sunlight in accordance with BRE Guidance.
- 8.32 Overall, whilst the proposed development would inevitably change existing relationships and modify existing open outlook enjoyed by neighbouring residential occupiers, the form, mass and detailing of the proposed development would successfully engage with existing Hawthorn Crescent properties with acceptable amenity impacts.

### **Highway Safety, Access and Parking**

#### Car Parking

- 8.33 Many objections have been received raising concern about the likely car parking demand generated by the eight houses and the capacity of existing streets and the reconfigured Hawthorn Crescent car parking area to accommodate likely demand. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character; 3 bedroom houses should provide up to 1.5 spaces per unit (so up to 12 car parking spaces maximum). It is noted that all 23 spaces currently available fall within the red line area.
- 8.34 Residents have advised that in most circumstances, all 23 car parking spaces surrounding the amenity land are parked-up overnight. However, the night-time surveys undertaken by the applicant's transport consultant suggests that 5 spaces tend to be available during night-time hours. The Transport Assessment has referred to 2011 Census data to determine the likely level of car ownership associated with the development and the likely level of demand. The 2011 Census data indicated an average of 1.4 cars per household which (if reflected in the current proposed development) would generate demand for 12 car parking spaces. Whilst it is conceivable that the availability of and accessibility to car parking might have an effect on the level of car ownership, it is reasonable to assume that additional spaces would need to be found (over and above the proposed 24 car parking spaces) to accommodate a proportion of this likely car parking demand.
- 8.35 It is likely that there might be some capacity on site to accommodate car parking generated by the proposed development, whilst still meeting existing car parking demand generated by Hawthorn Crescent residents. As the parking proposed would be located within the site (red line area), to ensure that adequate on-street parking remains for all residents, the applicant will be required to make all 24 car parking spaces available for existing and future residents, secured via condition. As these spaces are located within the red line and must be made available to all residents, they

must to be built to the standards required by the highway authority and adopted as public highway (through S38 and S278 agreement). Notwithstanding this, given the quantum of likely vehicles some space would need to be made available on street to accommodate any overspill car parking and visitor car parking.

- 8.36 To inform the Transport Assessment, the applicant's transport consultant carried out a car parking beat survey (utilising the Lambeth Methodology) to determine the level of on street car parking capacity and whether the likely car parking demand could be suitably accommodated in neighbouring streets (within 200 metres of the application site) including Lynne Close, Woodland Gardens and Greystone Close. In view of the strategic significance and character of Old Farleigh Road, the survey discounted any on street car parking from taking place on this road.
- 8.37 As a worst case scenario if all of Hawthorn Crescent is parked up, taking into account the cumulative effects of the Lynne Close development (with 3 overspill cars), 38 cars would be parked on street (51% stress with 74 available parking spaces); there would be sufficient on street parking to meet the likely 11 overspill on-street car parking demand from the new houses as there would be up to 25 spaces remaining until the area reaches 85% parking stress levels. It is likely that most residents will either chose to park in Hawthorn Crescent or Lynne Close although spaces will also be available in Woodland Gardens and Greystone Close.
- 8.38 It is important that certain highway works are implemented as part of this planning permission to manage car parking in and around Hawthorn Crescent and neighbouring streets to ensure that on-street car parking associated with this development can operate safely (with proper consideration for highway safety). This would be secured through a condition requiring s38 and s278 highways agreement to be entered into and works delivered in advance of occupation of the units and would include (but not limited to) delivery of yellow lines on Old Farleigh Road, new access arrangements, kerb radii increase, as well as making good any damage and adoptable standards.

#### Cycle and Refuse Storage

- 8.39 Cycle parking (two spaces per house) are to be located within the rear garden in compliance with London Plan cycle standards, details of which would need to be approved at a later date. Sufficient space has also been provided within the front garden for refuse storage, details of which will need to be approved alongside detailed boundary treatments to ensure that the impact of bins and other receptacles are minimised. As part of the development, the kerbs on the two corners within Hawthorn Crescent will be rebuilt, and the radii increased, thereby improving access to the street for refuse vehicles.

#### Other Highway Impacts

- 8.40 Access arrangements would remain unaffected (access off Old Farleigh Road and the existing Hawthorn Crescent two-way arrangement). Cars would continue to exit or enter into car parking spaces in reverse gear (as existing) and future residents would have dedicated pedestrian routes to the rear of the reconfigured car parking spaces. Adequate sightlines would need to be provided, details of which would be secured when discharging landscaping and boundary treatment details.
- 8.41 A draft Construction Logistics Plan has been submitted which identified key issues and suggested mitigation measures. Further details are required, secured by condition. The main issues relate to:



- Traffic congestion within surrounding and wider street network
- Protection of on-site ecology and infrastructure
- Noise and dust disturbance during construction
- Pedestrian and cyclist safety during construction
- Further detail is required to safeguard some car spaces during construction

## **Trees, Landscaping and Biodiversity**

### Trees and Hedgerow

- 8.42 There are 6 trees on site, all requiring removal to facilitate the development. Policy DM28 states that the Council will protect and enhance the borough's trees and hedgerows by not permitting development that would result in the avoidable loss or excessive pruning of preserved trees or hedgerows or trees/hedgerows that make a contribution to the character of an area.
- 8.43 Whilst two of the trees are Category B specimens (Pear), the remaining trees have been assessed as being of more limited amenity value (Category C and U specimens). With the planting of 10 replacement trees (with 5 being extra heavy stock and the remaining trees being heavy stock) officers are satisfied that the existing trees can be removed, with the replacement trees providing appropriate mitigation. The proposed trees would be planted to help mark entrances to Hawthorn Crescent (at the corners of the street) and to help break up the car parking area.
- 8.44 The existing hedgerow onto Old Farleigh Road is proposed to be largely retained, thereby retaining a soft frontage to the development onto Old Farleigh Road. Two small sections of hedgerow would need to be removed to allow for the two pedestrian routes and enhanced sightlines (off Old Farleigh Road) although this would be supplemented to a certain extent by additional hedging alongside the flank elevations of the proposed terrace. To create level and useable outdoor areas to the rear of the dwellings, a low scale retaining wall is also required alongside this existing hedgerow. Working arrangements adjacent to this hedge (including hand digging and an arboriculture watching brief) would need to be specified and secured through imposition of a planning condition that requires works to be undertaken in accordance with the arboriculture report.



*Image 9 – Section of proposal including proposed retaining walls.*

### Ecology

- 8.45 Officers agree with the overall conclusions of the applications biodiversity report; in view of the significant spatial separation from Local Nature Reserves and non-statutory sites of importance for nature conservation and the relatively small scale of development, the proposal should have no impact on the value of these neighbouring ecological sites. The assessment confirmed the existing site has some limited potential to support bats and certain bird species and suggested various mitigation measures to

encourage enhanced biodiversity; tree removal taking place outside the bird nesting season, ensuring the retention of the hedgerow, the need to minimise light spillage and the installation of bird boxes.

### **Flood Risk**

- 8.46 Whilst the site has a very low risk of fluvial flooding (Flood Zone 1) and surface water flooding, the site is included within a Critical Drainage Area (Forestdale and Addington) and the mitigation measures suggested focus on water infiltration of surface water to help mitigate any increase in off-site flood risk. Foul drainage would be linked into the public sewer running down Old Farleigh Road (which has been confirmed to have capacity) and surface water would be drained/utilised sustainably (surface water storage on site and infiltration). It is recommended that a SUDs condition be imposed.

### **Sustainability**

- 8.47 CLP Policy SP6.3 requires all new build residential development of fewer than 10 units to achieve the national technical standard for energy efficiency in new homes set at a minimum of 19% CO2 reduction beyond Part L of the Building Regulations and requiring new build development to meet a minimum water efficiency standard of 110 litres/person/day. Consequently, it is recommended that planning conditions be imposed to ensure that the development achieves both requirements.

### **Other Matters**

#### Archaeology

- 8.48 The site falls just outside an Archaeological Priority Zone. It is likely that any previous archaeological remains were significantly disturbed during the construction of the air raid shelter. However, it is recommended that an archaeological watching brief be put in place to review the removal of the air-raid shelter and any other associated works, if only to record the presence and form of this previous structure.

#### Contamination

- 8.49 There is some evidence of existing contaminants within made ground; suitable precautions will be required as any ground-works progress. The Council's Environmental Health Service has accepted the applicant's Ground Investigations Report and has recommended the imposition planning conditions to require remediation works to be undertaken to render the site fit for purpose.

#### Health

- 8.50 The scheme would ensure the creation of a healthy community with access to open space, as well as promoting cycling and walking.
- 8.51 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**

- 8.52 Whilst it is accepted that the scheme would result in the loss of incidental open space/amenity land which contributes to the character of the immediate area, given the proximity, size and quality of nearby open space, the subject site is considered surplus to requirement for the purpose of recreation, exercise and play space. The

scheme would deliver new homes and specifically family homes, contributing to the 30% strategic target to deliver family sized accommodation.

- 8.53 The design of the proposals has been well considered in terms of layout, scale, mass, external appearance and landscaping. The houses would all comply with internal space standards, would be dual aspect and would provide a high standard of accommodation overall. The impact of the development on immediate neighbours would be minimal and there is capacity on street (taking into account cumulative impact) to accommodate overspill car parking demand. It is important that the applicant continues to liaise with existing Hawthorn Crescent residents as it will be necessary to manage on-site car parking demand between existing and future residents.
- 8.54 All other relevant policies and considerations, including equalities, have been taken into account.

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## **PLANNING COMMITTEE AGENDA**

### **PART 8: Other Planning Matters**

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#### **1 INTRODUCTION**

- 1.1 In this part of the agenda are reports on planning matters, other than planning applications for determination by the Committee and development presentations.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 The following information and advice applies to all those reports.

#### **2 FURTHER INFORMATION**

- 2.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

#### **3 PUBLIC SPEAKING**

- 3.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

#### **4 BACKGROUND DOCUMENTS**

- 4.1 For further information about the background papers used in the drafting of the reports in part 7 contact Mr P Mills (020 8760 5419).

#### **5 RECOMMENDATION**

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

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Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Bernard Weatherill House  
8 Mint Walk  
Croydon CR0 1EA

DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

## DELEGATED PLANNING DECISIONS (Ward Order)

The following is a list of planning applications determined by the Head of Development Management under delegated powers since the last meeting of the Planning Committee.

Note: This list also includes those decisions made by Planning Committee and released in this time frame as shown within the level part of each case.

**NOTE: The cases listed in this report can be viewed on the Council's Website.**

Please note that you can also view the information supplied within this list and see more details relating to each application (including the ability to view the drawings submitted and the decision notice) by visiting our Online Planning Service at the Croydon Council web site ([www.croydon.gov.uk/onlineplans](http://www.croydon.gov.uk/onlineplans)).

Once on the Council web page please note the further information provided before selecting the Public Access Planning Register link. Once selected there will be various options to select the Registers of recently received or decided applications. Also; by entering a reference number if known you are able to ascertain details relating to a particular application. (Please remember to input the reference number in full by inserting any necessary /'s or 0's)

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Ref. No. :	20/01752/HSE	Ward :	<b>Addiscombe East</b>
Location :	82 Northampton Road Croydon CR0 7HT	Type:	Householder Application
Proposal :	Erection of first floor rear/side infill extension, with alterations to the roof, and the erection of a single storey rear extension.		

Date Decision: 04.09.20

**Permission Granted**



Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Level: Delegated Business Meeting

Ref. No. : 20/01795/FUL

Location : 243-245 Lower Addiscombe Road  
Croydon  
CR0 6RD

**Ward : Addiscombe East**

Type: Full planning permission

Proposal : Retrospective application for installation of replacement shopfront.

Date Decision: 04.09.20

## Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02685/FUL

Location : 19 Ashburton Road  
Croydon  
CR0 6AP

**Ward : Addiscombe East**

Type: Full planning permission

Proposal : Alterations to the exterior of the building as part of the 'change of use from an outbuilding under C3 - single dwelling houses' use, to a separate C3 use - single dwelling house.

The proposal also makes external, fenestration, and internal alterations in order to cater for the much needed accommodation, without negatively effecting the surrounding properties or streetscene.

Date Decision: 04.09.20

## Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/02718/HSE

Location : 9 Green Court Avenue  
Croydon  
CR0 7LD

**Ward : Addiscombe East**

Type:      Householder Application

Proposal :           Erection of outbuilding in rear garden

Date Decision: 04.09.20

## Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/02950/DISC

**Ward : Addiscombe East**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : 24 Northampton Road  
Croydon  
CR0 7HA  
Type: Discharge of Conditions

Proposal : Details related to condition 5 (air handling) of planning permission 18/03134/HSE for 'Alterations; erection of front, side and rear extensions'

Date Decision: 02.09.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/03058/HSE  
Location : 33 Everton Road  
Croydon  
CR0 6LA  
Type: Householder Application  
Ward : **Addiscombe East**

Proposal : Alterations, including the erection of a single storey rear extension.

Date Decision: 09.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03080/CAT  
Location : Stovell House Surgery  
188 Lower Addiscombe Road  
Croydon  
CR0 6AH  
Type: Works to Trees in a Conservation Area  
Ward : **Addiscombe East**

Proposal : 1. 1 x Magnolia - Remove the damaged limb and cut the Ivy at the base.  
2. 1 x Lime Tree - Pollard back to the old points.  
3. 1 x Laurel hedge - Reduce the height down to the bottom of the top window.  
4. Group of Lime, Holly and shrubs - Reduce the height down to the top of the brick pillar on the front drive.

Date Decision: 03.09.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/03319/CAT  
Location : Hamilton Court  
66 Ashburton Road  
Croydon  
CR0 6AN  
Type: Works to Trees in a Conservation Area  
Ward : **Addiscombe East**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Proposal : G1: Group of mixed broadleaves - Reduce back from washing area 2-3 metres. G2: x23 Lime trees (along frontage of site) Re-pollard to previous points.

Date Decision: 11.09.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/03490/NMA  
Location : Braeside Works  
20A Teevan Road  
Croydon  
CR0 6RN

**Ward : Addiscombe East**  
Type: Non-material amendment

Proposal : Non-material amendment to planning permission 20/02032/FUL comprising the formation of a covered access walkway adjacent to Unit 3 (and the omission of stairs serving Unit 6).

Date Decision: 03.09.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05893/DISC  
Location : Land Adjacent To East Croydon Station And  
Land At Cherry Orchard Road, Cherry  
Orchard Gardens, Billington Hill, Croydon

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

Proposal : Discharge of condition 8 (Delivery and Service plan) attached to planning permission 17/05046/FUL for the Erection of two 25 storey towers (plus plant) and a single building ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground and first floor level of the two towers and associated amenity, play space, hard and soft landscaping, public realm, cycle parking and car parking with associated vehicle accesses

Date Decision: 04.09.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00570/NMA

**Ward : Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : 40-60, 42 & 42A Cherry Orchard Road Type: Non-material amendment  
Croydon  
CR0 6BA

Proposal : Non-Material Amendment to Change the Description of Development of Planning Permission 18/03320/FUL From Demolition of the existing buildings, erection of a 7 to 9 storey building to provide 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses.  
To  
Demolition of the existing buildings, erection of a 7 to 9 storey building to provide up to 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses.

Date Decision: 04.09.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02284/LE Ward : **Addiscombe West**  
Location : 261 Morland Road Type: LDC (Existing) Use edged  
Croydon  
CR0 6HE  
Proposal : Use of the ground floor as one bedroom flat

Date Decision: 10.09.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/03075/HSE Ward : **Addiscombe West**  
Location : 19 Clyde Road Type: Householder Application  
Croydon  
CR0 6SY  
Proposal : Rear dormer roof extension and the installation of rooflights including two on the front elevation

Date Decision: 09.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03278/FUL Ward : **Addiscombe West**  
Location : 29 Lower Addiscombe Road Type: Full planning permission  
Croydon  
CR0 6PQ  
Proposal : Retention of A5 (Hot Food Takeaway) Use Class on ground floor, alterations to shopfront, and erection of vertical ducting flue to rear elevation.

## Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Date Decision: 09.09.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. :	20/03809/DISC	<b>Ward :</b>	<b>Addiscombe West</b>
Location :	26 Chisholm Road Croydon CR0 6UP	<b>Type:</b>	Discharge of Conditions
Proposal :	Discharge of Condition 2 attached to planning permission 18/05324/FUL for Alterations, Use as House in Multiple Occupancy with 8 bedrooms, erection of rear dormer roof extensions.		

Date Decision: 02.09.20

### Not approved

Level: Delegated Business Meeting

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Ref. No. :	20/04009/LP	<b>Ward :</b>	<b>Addiscombe West</b>
Location :	127 Addiscombe Court Road Croydon CR0 6TX	<b>Type:</b>	LDC (Proposed) Operations edged
Proposal :	Loft conversion including the formation of a dormer in the rear roof slope and the insertion of two roof lights in the front roof slope		

Date Decision: 11.09.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/01609/FUL	<b>Ward :</b>	<b>Broad Green</b>
Location :	Garage And Land R/O 152 London Road Croydon CR0 2TD	<b>Type:</b>	Full planning permission
Proposal :	Demolition of garage in B2 use and part rear of 152 London Road (A3 use) and erection of a 2 storey dwellinghouse (C3 use)		

Date Decision: 03.09.20

### Permission Granted

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Ref. No. : 20/02617/FUL **Ward : Broad Green**  
Location : 2 Wellington Road **Type: Full planning permission**  
Croydon  
CR0 2SH  
Proposal : Alterations including the erection of a single storey side/rear extension and the erection of a first floor side/rear extension, and the part conversion into separate units to form 2 x 2-bed flats, and 3 x 1-bed flats.  
Date Decision: 11.09.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02155/FUL **Ward : Crystal Palace And Upper Norwood**  
Location : 14A Westow Street **Type: Full planning permission**  
Upper Norwood  
London  
SE19 3AH  
Proposal : Installation of replacement windows in front elevation.  
Date Decision: 11.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02892/FUL **Ward : Crystal Palace And Upper Norwood**  
Location : 78-80 Church Road **Type: Full planning permission**  
Upper Norwood  
London  
SE19 2EZ  
Proposal : Alterations involving rear dormer extension to create studio flat.  
Date Decision: 11.09.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03073/LP **Ward : Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location :	73 Chevening Road Upper Norwood London SE19 3TD	Type:	LDC (Proposed) Use edged
Proposal :	Siting of a mobile home in the rear garden		

Date Decision: 09.09.20

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

Level:	Delegated Business Meeting
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Ref. No. :	20/03078/HSE	Ward :	<b>Crystal Palace And Upper Norwood</b>
Location :	5 Southholme Close Upper Norwood London SE19 2QU	Type:	Householder Application
Proposal :	Alterations, including garage into habitable space and replament of windows and doors, in the front and rear elevations.		

Date Decision: 08.09.20

**Permission Granted**

Level:	Delegated Business Meeting
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Ref. No. :	20/03119/CAT	Ward :	<b>Crystal Palace And Upper Norwood</b>
Location :	156 Church Road Upper Norwood London SE19 2NT	Type:	Works to Trees in a Conservation Area
Proposal :	T1 Holm Oak - prune back to create a 2m clearance from the property. T2 Horse chestnut - overall crown reduction of 2m and crown lift to 5 meters on the road side. T3, T4 Limes (x2 re-pollard) prune back to previous pruning points. T5, T6 _ T7 Horse chestnuts - Overall crown reductions of 2m and provide 2m clearance from property elevations.		

Date Decision: 10.09.20

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

Level:	Delegated Business Meeting
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Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Ref. No. :	20/03187/CAT	Ward :	<b>Crystal Palace And Upper Norwood</b>
Location :	39 Harold Road Upper Norwood London SE19 3PL	Type:	Works to Trees in a Conservation Area
Proposal :	T1 - Ash tree - fell to ground level and poison stump using eco plugs SG1 - Lilac shrub - fell to ground level and poison stump using eco plugs		

Date Decision: 10.09.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/03498/NMA	Ward :	<b>Crystal Palace And Upper Norwood</b>
Location :	55 - 133 College Green Upper Norwood London SE19 3PR	Type:	Non-material amendment
Proposal :	Non material amendment to planning application 19/02633/ful granted for Refurbishment of existing tower block and modifications at ground storey to include three new residential units with extended main entrance lobby and fire escape corridors. The roof above the tower block will also be refurbished with a new replacement insulated warm roof waterproofing system. The external areas will also be refurbished with two new car parking areas, external steps and rear private garden with patio. New low level railing and gates to be provided around the perimeter of the site with high level security railings and gate to the private garden area.		

Date Decision: 02.09.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. :	20/03915/LP	Ward :	<b>Crystal Palace And Upper Norwood</b>
Location :	4 Tree View Close Upper Norwood London SE19 2QT	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of rear dormer and installation of 2 rooflights in front roofslope.		

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Date Decision: 09.09.20

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. :	19/05934/FUL	<b>Ward :</b>	<b>Coulsdon Town</b>
Location :	Indian Brasserie 154 Brighton Road Coulsdon CR5 2NE	Type:	Full planning permission

Proposal : Rear dormer roof extension; use of the upper floors as a residential flat; alterations to the ground floor commercial unit (A5 Use Class) including a new shopfront; increase in roof height and external alterations including new first floor front windows.

Date Decision: 09.09.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. :	20/02459/HSE	<b>Ward :</b>	<b>Coulsdon Town</b>
Location :	68 Portnalls Road Coulsdon CR5 3DE	Type:	Householder Application

Proposal : Erection of a single-storey rear extension

Date Decision: 04.09.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. :	20/03099/FUL	<b>Ward :</b>	<b>Coulsdon Town</b>
Location :	30 Chipstead Valley Road Coulsdon CR5 2RA	Type:	Full planning permission

Proposal : Construction of a two-storey 2B4P dwelling to the rear of 30 Chipstead Valley Road.

Date Decision: 10.09.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. :	20/03159/GPDO	<b>Ward :</b>	<b>Coulsdon Town</b>
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Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : 28 Melrose Road  
Coulsdon  
CR5 3JH

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.9 metres

Date Decision: 04.09.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03976/LP

Location : 14 Portnalls Rise  
Coulsdon  
CR5 3DA

Ward : **Coulsdon Town**

Type: LDC (Proposed) Operations  
edged

Proposal : Lawful Development Certificate (Proposed) loft conversion including hip to gable alteration and insertion of rear dormer and insertion of front roof lights.

Date Decision: 11.09.20

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

Level: Delegated Business Meeting

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Ref. No. : 19/04173/DISC

Location : Former Essex House  
George Street  
Croydon

Ward : **Fairfield**

Type: Discharge of Conditions

Proposal : Approval of details pursuant to Condition 2 C (External Materials) 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 28 disabled parking spaces, cycle storage and refuse storage, and associated hard and soft landscaping).

Date Decision: 11.09.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02033/HSE

Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : 25 Woodstock Road  
Croydon  
CR0 1JS  
Type: Householder Application

Proposal : Alterations; installation of replacement windows in side elevation, installation of 1 rooflight in side roofslope, installation of replacement door in rear elevation, alterations to front boundary wall and installation of vehicular parking.

Date Decision: 10.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02144/FUL  
Location : 71 George Street  
Croydon  
CR0 1LD  
Type: Full planning permission  
Ward : **Fairfield**

Proposal : Change of use from A1 and A2 to A3 with A5 use to the ground floor and associated extraction flue

Date Decision: 03.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02540/LE  
Location : 103-111A High Street  
Croydon  
CR0 1QG  
Type: LDC (Existing) Use edged  
Ward : **Fairfield**

Proposal : Confirmation that works carried out on site would constitute a material operation, such that the development approved under planning permission reference 17/00325/FUL has been lawfully implemented.

Date Decision: 11.09.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02856/FUL  
Location : 86 Clarendon Road  
Croydon  
CR0 3SG  
Type: Full planning permission  
Ward : **Fairfield**

Proposal : Demolition of existing two storey height office (B1a Use Class) building and erection of new two storey height office (B1a Use Class) building on existing footprint, provision of associated off-street parking space, and cycle storage and refuse storage.

Date Decision: 08.09.20

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/02890/HSE	<b>Ward :</b>	<b>Fairfield</b>
Location :	1 Salem Place Croydon CR0 1AQ	Type:	Householder Application
Proposal :	Extension to outbuilding and conversion into residential accommodation.		
Date Decision:	11.09.20		

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/03215/CAT	<b>Ward :</b>	<b>Fairfield</b>
Location :	Croydon Police Station 71 Park Lane Croydon CR9 1BP	Type:	Works to Trees in a Conservation Area
Proposal :	T1 Lawsons Cypress - Fell as close to ground level as possible.		
Date Decision:	10.09.20		

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

Level: Delegated Business Meeting

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Ref. No. :	20/03295/CAT	<b>Ward :</b>	<b>Fairfield</b>
Location :	78 Chatsworth Road Croydon CR0 1HB	Type:	Works to Trees in a Conservation Area
Proposal :	T1 Silver Birch - overall crown reduction of 1m _ crown raise to 3m (measured from ground level)		
Date Decision:	11.09.20		

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

Level: Delegated Business Meeting

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Ref. No. :	20/03449/CAT	<b>Ward :</b>	<b>Fairfield</b>
Location :	19 Woodstock Road Croydon CR0 1JS	Type:	Works to Trees in a Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Proposal : Back Boundary in Neighbouring Garden. G1 - ivy clad Lime and Single Lime: Cut back overhang (including Ivy) back to the boundary upto a height of approximately 5 metre from ground level.  
Back Boundary Area - T2 - Magnolia: Reduce height and width by approximately 1-1.5 metres of the branch length.

Date Decision: 11.09.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/03450/CAT	<b>Ward :</b>	<b>Fairfield</b>
Location :	21 Woodstock Road Croydon CR0 1JS	Type:	Works to Trees in a Conservation Area
Proposal :	T3 - Creeper Clad Apple: Reduce back overhang from the garden of No. 19 as near to the boundary line as possible.		

Date Decision: 11.09.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/03583/NMA	<b>Ward :</b>	<b>Fairfield</b>
Location :	Land Adjoining East Croydon Station, Bounded By George Street (Including 1-5 Station Approach), Dingwall Road, (Including The Warehouse Theatre), Lansdowne Road And Including Land To The North Of Lansdowne Road, Croydon	Type:	Non-material amendment

## Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

**Proposal :** Non-material amendment to amend the wording of conditions 8 (external materials), 16 (delivery and servicing plan), 20 (ventilation systems), 27 (biodiversity) and 60 (mechanical plant) of application 20/01503/CONR (Application for development without compliance with conditions 7 (approved plans), 71 (B04 wind mitigation), 72 (B04 design details), 73 (B05 reveal depths) and 74 (B05 design details) subject to which previous planning permission 11/00631/P (The erection of five buildings with a minimum floor area of 53,880 sq metres and maximum of 62,080 sq metres to provide a minimum of 550 and a maximum of 625 residential units; erection of up to 6 buildings for class B1 use for a minimum of 88,855 sq metres and a maximum of 151, 420 sq metres; provision of a minimum of 7285 sq metres and a maximum of 10,900 sq metres of retail (class A1-A5 floorspace); provision of a maximum of 400 sq metres of community use (class D1); provision of a replacement theatre of 200 seats; provision of energy centre and estate management facilities; formation of vehicular accesses and provision of pedestrian routes public open space and car parking not to exceed 256 parking spaces) was granted to allow for a revised office building across plots B04 and B05. (This application is accompanied by an Environmental Statement Addendum)).

**Date Decision:** 04.09.20

### Approved

**Level:** Delegated Business Meeting

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**Ref. No. :** 20/03714/ENV  
**Location :** Canterbury House  
6 Sydenham Road  
Croydon  
CR0 9BL

**Ward :** Fairfield  
**Type:** Environmental Impact Assessment

**Proposal :** EIA screening opinion under the Town and Country Planning - Environmental Impact Assessment - regulations 2017 - as amended - regulation 6

**Date Decision:** 11.09.20

### Environmental Impact Assessment Not Req.

**Level:** Delegated Business Meeting

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**Ref. No. :** 20/02246/HSE  
**Location :** 3 Summerswood Close  
Kenley  
CR8 5EY

**Ward :** Kenley  
**Type:** Householder Application

**Proposal :** Erection of single storey side extension

**Date Decision:** 11.09.20

### Permission Granted

**Level:** Delegated Business Meeting



Ref. No. : 20/03139/TRE  
Location : 1 The Grange  
Firs Road  
Kenley  
CR8 5LH  
Ward : **Kenley**  
Type: Consent for works to protected trees

Proposal : Crown lift the canopies of T6 (Douglas fir) and T7 (scots pine) to a height of 7m. This shall be done by removing all lateral branches below that height and cutting them back to the branch collar.  
(TPO 24,2007)

Date Decision: 03.09.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/03273/GPDO  
Location : 30 Hermitage Road  
Kenley  
CR8 5EB  
Ward : **Kenley**  
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 4 metres

Date Decision: 08.09.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/03686/AUT  
Location : RCA Kenley Aerodrome, Whyteleafe Hill,  
Whyteleafe  
CR3 0AJ  
Ward : **Kenley**  
Type: Consultation from Adjoining Authority

Proposal : Adjoining Borough Consultation From Tandridge District Council (reference: 2015/1746 ), Demolition of part of the former Officer's Mess building and erection of extension to west wing and conversion of extended building to 32 flats. Erection of two storey building to provide 12 flats. Restoration of former Lodge Building to provide 1 dwelling. Erection of building on site of former Flintfield House to provide 10 flats. Erection of three refuse storage buildings and formation of car parking areas. Repositioning and realignment of access from Whyteleafe Hill (Amendments to the design of Flintfield House).

Date Decision: 04.09.20

**Comments on adjoining borough consultation**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Ref. No. :	20/03767/LP	<b>Ward :</b>	<b>Kenley</b>
Location :	41 Kenmore Road Kenley CR8 5NW	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of a single storey side extension.		

Date Decision: 04.09.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/03097/DISC	<b>Ward :</b>	<b>New Addington North</b>
Location :	Timebridge Community Centre Field Way Croydon CR0 9AZ	Type:	Discharge of Conditions
Proposal :	Discharge of Condition 4 (Delivery Service/Car Park Management/Travel and Noise Management Plans) attached to application 18/05350/FUL dated 10/12/2018 for 'Demolition of existing building (Family Centre) and erection of Timebridge Community Centre to accommodate: community centre; family centre; youth club; and pre-school. The proposals retain and improve the existing games court, widen the access road onto Field Way, provide car parking, landscaping and associated public realm works.'		

Date Decision: 09.09.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. :	20/03153/HSE	<b>Ward :</b>	<b>New Addington North</b>
Location :	25 Headley Drive Croydon CR0 0QH	Type:	Householder Application
Proposal :	Construction of a single storey rear extension.		

Date Decision: 11.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/02382/HSE	<b>Ward :</b>	<b>New Addington South</b>
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Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : 9 Redstart Close  
Croydon  
CR0 0EW  
Type: Householder Application  
Proposal : Alterations to the existing side extension with a single storey rear extension with front garden bike storage

Date Decision: 08.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03393/GPDO  
Location : 108 Homestead Way  
Croydon  
CR0 0DS  
Ward : **New Addington South**  
Type: Prior Appvl - Class A Larger House Extns  
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3 metres

Date Decision: 08.09.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/02901/CAT  
Location : 31 Ryecroft Road  
Norbury  
London  
SW16 3EW  
Ward : **Norbury Park**  
Type: Works to Trees in a Conservation Area  
Proposal : T1 Weeping Willow, reduce lengths of up to 4m in order to reduce stress going through lever arms and help recenter the canopy against the lean.  
T2 reduce by approximately 3m to previous points of reduction leaving feathered edge where possible.  
T3 Reduce to previous points of reduction leaving feathered edge where possible.

Date Decision: 10.09.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02948/LP  
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location :	43 Croft Road Norbury London SW16 3NG	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of hip to gable loft conversion, including roof lights in the front roof slope and dormer in the rear roof slope.		

Date Decision: 02.09.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/03135/TRE	<b>Ward :</b>	<b>Norbury Park</b>
Location :	The Pines 311 Beulah Hill Upper Norwood London SE19 3XS	Type:	Consent for works to protected trees
Proposal :	T1: Horse Chestnut - Fell as close to ground level as possible and grind out stump. Option to re-plant with Tilia Species. T2: Horse Chestnut - Fell as close to ground level as possible and grind out stump. Option to re-plant with Liquidambar Species. T3: Horse Chestnut - Reduce entire crown by up to 3m; remove deadwood from crown; crown lift to crown break. T7: Common Lime - Fell as close to ground level as possible and grind stump. (TPO no. 14,2014)		

Date Decision: 04.09.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. :	20/03144/LP	<b>Ward :</b>	<b>Norbury Park</b>
Location :	3 Brickfield Road Thornton Heath CR7 8DS	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of a dormer in the rear roof slope and installation of rooflights in the front roof slope.		

Date Decision: 11.09.20

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

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Ref. No. : 20/03309/GPDO  
Location : 6 Biggin Hill  
Upper Norwood  
London  
SE19 3HY

**Ward : Norbury Park**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3 metres

Date Decision: 08.09.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/03042/GPDO  
Location : 259 Norbury Crescent  
Norbury  
London  
SW16 4LF

**Ward : Norbury And Pollards Hill**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.65 metres and a maximum height of 3 metres

Date Decision: 08.09.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/03076/HSE  
Location : 3 Cranbourne Close  
Norbury  
London  
SW16 4NG

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

Proposal : Alterations to existing roof to include an increased ridge height and extension of dormer extension in rear roofslope.

Date Decision: 09.09.20

**Permission Refused**

Level: Delegated Business Meeting

Ref. No. :	20/02005/HSE	<b>Ward :</b>	<b>Old Coulsdon</b>
Location :	45 Chaldon Way Coulsdon CR5 1DJ	Type:	Householder Application
Proposal :	Demolition of existing garage, erection of two-storey side extension including replacement garage.		

Date Decision: 11.09.20

**Permission Refused**

Level:	Delegated Business Meeting
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Ref. No. :	20/03089/LP	<b>Ward :</b>	<b>Old Coulsdon</b>
Location :	146 Chaldon Way Coulsdon CR5 1DF	Type:	LDC (Proposed) Operations edged
Proposal :	Construction of 2 x hip to gable side roof extension, a dormer to the rear roof slope with installation of 2 x front rooflights and 2 x side windows. Enlargement of the existing side garage.		

Date Decision: 11.09.20

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

Level:	Delegated Business Meeting
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Ref. No. :	20/03092/TRE	<b>Ward :</b>	<b>Old Coulsdon</b>
Location :	3 Byron Avenue Coulsdon CR5 2JS	Type:	Consent for works to protected trees
Proposal :	T1 - Beech - selectively reduce overhanging lateral branches on the east side of canopy (removing approximately 1.5 - 2 metres), thin canopy by 10% and remove all major deadwood.		

Date Decision: 03.09.20

**Withdrawn application**

Level:	Delegated Business Meeting
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Ref. No. :	20/03837/NMA	<b>Ward :</b>	<b>Old Coulsdon</b>
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Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : 22 Placehouse Lane  
Coulsdon  
CR5 1LA

Type: Non-material amendment

Proposal : Non-material amendment to Condition 2 (plans) and Condition 5 (windows) of Planning Permission 20/01126/HSE granted for alterations and erection of a two storey rear extension, single storey side extension and single storey front extension

Date Decision: 09.09.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04091/LP

Location : 65 Thornton Crescent  
Coulsdon  
CR5 1LG

Ward : **Old Coulsdon**

Type: LDC (Proposed) Operations edged

Proposal : Lawful Development Certificate (Proposed) for Loft Extension including hip to gable alterations and insertion of rear dormer and insertion of roof lights to front roof slope.

Date Decision: 11.09.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02346/HSE

Location : 76 Riddlesdown Road  
Purley  
CR8 1DB

Ward : **Purley Oaks And Riddlesdown**

Type: Householder Application

Proposal : Alterations to the land levels to the front garden in connection with the formation of two off-street car parking spaces.

Date Decision: 01.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Ref. No. :	20/02468/DISC	Ward :	<b>Purley Oaks And Riddlesdown</b>
Location :	Land Between 13 Derrick Avenue And Station Approach Purley CR2 0QL	Type:	Discharge of Conditions
Proposal :	Discharge of condition 2 (site investigation), Condition 3 (parts (4)-(9)) (access and various details), Condition 12 (flood risk) attached to planning application 16/06405/FUL for the erection of 5 three storey and 1 single/two storey building comprising a total of 22 three bedroom, 5 two bedroom and 10 one bedroom flats. Formation of access road, communal amenity area and associated parking, landscaping and planting.		

Date Decision: 04.09.20

### Approved

Level:	Delegated Business Meeting
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Ref. No. :	20/03151/HSE	Ward :	<b>Purley Oaks And Riddlesdown</b>
Location :	170 Riddlesdown Road Purley CR8 1DF	Type:	Householder Application
Proposal :	Garage conversion, alterations and erection of a single storey side/rear extension and raised patio		

Date Decision: 11.09.20

### Permission Refused

Level:	Delegated Business Meeting
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Ref. No. :	20/03257/LP	Ward :	<b>Purley Oaks And Riddlesdown</b>
Location :	20 Buttermere Gardens Purley CR8 1EG	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of outbuilding to the rear of the existing garden under GPDO Class E		

Date Decision: 11.09.20

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

Level:	Delegated Business Meeting
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Ref. No. :	20/03457/LP	Ward :	<b>Purley Oaks And</b>
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Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

		<b>Riddlesdown</b>
Location :	14 Hill Close Purley CR8 1JR	Type: LDC (Proposed) Operations edged
Proposal :	Demolition of rear of workshop and construction of two-storey rear extension with pitched roof. Enlargement of existing pitched roof to create two bedrooms in the roofspace with new dormer to rear and two rooflights to the front elevation. increase the height of the chimney to the south elevation.	

Date Decision: 11.09.20

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

Level: Delegated Business Meeting

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Ref. No. :	19/04706/DISC	<b>Ward :</b>	<b>Purley And Woodcote</b>
Location :	55 Selcroft Road Purley CR8 1AJ	Type:	Discharge of Conditions
Proposal :	Discharge of Conditions 3, 4 and 5.1 for application 18/05009/FUL decision dated 05/02/2019 for the: ' Demolition of existing two storey detached property and garage, erection of a two storey plus basement and roof level building, creation of nine self-contained residential dwellings (C3) with terraces on side and rear elevations, and associated alterations including landscaping, car parking, bicycle and refuse stores at 55 Selcroft Road, Purley, CR8 1AJ.'		

Date Decision: 09.09.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. :	19/05201/HSE	<b>Ward :</b>	<b>Purley And Woodcote</b>
Location :	52 Oakwood Avenue Purley CR8 1AQ	Type:	Householder Application
Proposal :	Retention of raised garden and timber fencing to the rear of the property.		

Date Decision: 11.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/00917/HSE	<b>Ward :</b>	<b>Purley And Woodcote</b>
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Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : 129A Foxley Lane  
Purley  
CR8 3HR  
Type: Householder Application

Proposal : Erection of a single storey side extension and a dormer to the side roof slope.

Date Decision: 11.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01308/FUL  
Location : 938 Brighton Road  
Purley  
CR8 2LP  
Ward : **Purley And Woodcote**  
Type: Full planning permission

Proposal : First and second floor rear extension, 2 x rooflights to front roof slope, rear dormer roof extension and external alterations to form the change of use including part retention at ground floor level from a bank (A2 Use Class) to 4 residential flats including refuse and cycle provision

Date Decision: 07.09.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02042/FUL  
Location : 83 Downlands Road  
Purley  
CR8 4JJ  
Ward : **Purley And Woodcote**  
Type: Full planning permission

Proposal : Construction of a two-storey side/rear and single storey rear extension, side and rear roof extension, installation of 4 front rooflights and alterations to ground levels at the front and rear and provision of 4 off-street parking spaces. Conversion of the single dwelling house to 5 self contained flats (1 x 1b1p studio, 2 x 1b2p, 1 x 2b4p, 1 x 3b4p).

Date Decision: 03.09.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02645/DISC  
Location : 3 Olden Lane  
Purley  
CR8 2EH  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (material) attached to planning permission 19/00110/FUL.

## Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Date Decision: 02.09.20

### Not approved

Level: Delegated Business Meeting

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Ref. No. : 20/02787/DISC

Location : 3 More Close  
Purley  
CR8 2JN

Ward : **Purley And Woodcote**

Type: Discharge of Conditions

Proposal : Discharge of conditions of 2 (Materials), 3 (Detailed Design), 4 (Landscaping), 5 (Cycle storage), 9 (Carbon Reduction), 10 (Water Usage), 11 (FRA / SUD) and 12 (Construction Management Plan) for 18/06093/FUL

Date Decision: 10.09.20

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. : 20/02964/HSE

Location : 143 Woodcote Valley Road  
Purley  
CR8 3BN

Ward : **Purley And Woodcote**

Type: Householder Application

Proposal : Erection of a single storey detached garage, including a loft conversion and conversion of the existing garage to a habitable room.

Date Decision: 09.09.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 20/02996/DISC

Location : 70 Foxley Lane  
Purley  
CR8 3EE

Ward : **Purley And Woodcote**

Type: Discharge of Conditions

Proposal : Discharge of condition 2 (landscaping) attached to planning permission 20/00481/CONR granted for the variation of condition 1 (approved plans) of 16/06198/FUL the conversion to form 2 two bedroom, 2 one bedroom and 1 studio flats. Erection of single/two storey side/rear extensions. Variations include internal alterations, design of roof and insertion of rooflight.

Date Decision: 03.09.20

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

**Not approved**

Level: Delegated Business Meeting

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Ref. No. :	20/03216/TRE	<b>Ward :</b>	<b>Purley And Woodcote</b>
Location :	6 Woodcote Lane Purley CR8 3HA	Type:	Consent for works to protected trees
Proposal :	T1-Sycamore (Self seeded tree-Fell to ground level to get more light) T2-Laurel (Just stump on its own- Need to trim to make a good shape) T3-Acacia (Fell to ground level to get sun light) T4- Laurel (Need to trim 20 percent to increase available light to garden) (TPO 15,2014)		

Date Decision: 10.09.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. :	20/03221/DISC	<b>Ward :</b>	<b>Purley And Woodcote</b>
Location :	19 Hartley Old Road Purley CR8 4HH	Type:	Discharge of Conditions
Proposal :	Discharge of Conditions 14 (SUDS), 18 (Reptile mitigation), 19 (Badgers), 20 (Construction Ecological Management Plan) and 21 (Lighting) attached to planning permission 18/06068/FUL for Demolition of a single-family dwelling and erection of a 3 storey block containing 9 flats with associated access, car parking, cycle and refuse storage.		

Date Decision: 03.09.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. :	20/03388/CAT	<b>Ward :</b>	<b>Purley And Woodcote</b>
Location :	4 Woodcote Lane Purley CR8 3HA	Type:	Works to Trees in a Conservation Area
Proposal :	T1 - T5 Leylandii: Reduce in height by 6m. T6 Beech: Fell to ground, honey fungus present and in decline.		

Date Decision: 11.09.20

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

Level: Delegated Business Meeting

Ref. No. : 20/03455/DISC  
Location : Crakell End  
Hartley Down  
Purley  
CR8 4EA  
Proposal : Discharge of condition 9 (CLP) attached to planning permission 19/03689/FUL

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

Date Decision: 08.09.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01054/FUL  
Location : Land R/o 19 Sanderstead Hill  
South Croydon  
CR2 0HD  
Proposal : Demolition of a garage and erection of a two storey dwelling to the rear of 19 Sanderstead Hill

**Ward : Sanderstead**  
Type: Full planning permission

Date Decision: 07.09.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/01121/OUT  
Location : 41 Kingswood Lane  
Warlingham  
CR6 9AB  
Proposal : Demolition of the existing dwelling and erection of a building comprising 6 flats, together with car parking, refuse store, landscaping and new vehicular access (outline application with all matters reserved).

**Ward : Sanderstead**  
Type: Outline planning permission

Date Decision: 11.09.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/01462/HSE  
**Ward : Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : 12 Kirkly Close  
South Croydon  
CR2 0ET  
Type: Householder Application  
Proposal : Erection of a first floor rear extension, including the formation of an external canopy area in the rear garden, and alterations to front porch fenestration.

Date Decision: 11.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02297/HSE  
Location : 11 Sundown Avenue  
South Croydon  
CR2 0RQ  
Ward : **Sanderstead**  
Type: Householder Application

Proposal : Erection of a single storey rear extension and associated ground works.

Date Decision: 11.09.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02522/LP  
Location : 116 Westfield Avenue  
South Croydon  
CR2 9JW  
Ward : **Sanderstead**  
Type: LDC (Proposed) Use edged  
Proposal : Stationing of a caravan 6.7mx16.7m (with an overall height of living accommodation measured internally from the floor at the lowest level to the ceiling at the highest level ) of maximum 3.05m in height, within the definition of a caravan in the Caravan Sites and Control of Development Act 1960 (as amended), within the garden of the property, to be used for residential purpose as ancillary accommodation to the existing dwelling house (Laying a hard standing 7.0m x 16.7m)

Date Decision: 08.09.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02664/HSE  
Location : 4 Stockham's Close  
South Croydon  
CR2 0LS  
Ward : **Sanderstead**  
Type: Householder Application  
Proposal : Erection of a first floor side extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Date Decision: 11.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/02957/HSE	<b>Ward :</b>	<b>Sanderstead</b>
Location :	6 Cranleigh Gardens South Croydon CR2 9LD	Type:	Householder Application
Proposal :	Demolition of existing lean-to extension & conservatory, erection of a single-storey side/rear extension, insertion of windows/doors and associated external steps.		

Date Decision: 11.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/03079/FUL	<b>Ward :</b>	<b>Sanderstead</b>
Location :	Sanderstead Telephone Exchange Church Way South Croydon CR2 0YE	Type:	Full planning permission
Proposal :	Removal and replacement of six antennas and associated apparatus, including three equipment cabinets, a GPS unit, and ancillary electronic communications apparatus, associated alterations.		

Date Decision: 01.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/03094/HSE	<b>Ward :</b>	<b>Sanderstead</b>
Location :	28 Orchard Road South Croydon CR2 9LU	Type:	Householder Application
Proposal :	Rear dormer roof extension and installation of one front rooflight.		

Date Decision: 07.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/03193/GPDO	<b>Ward :</b>	<b>Sanderstead</b>
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Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : 17 Hazelwood Grove  
South Croydon  
CR2 9DW

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: 03.09.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03206/DISC

Location : Purley Downs Golf Club  
Purley Downs Road  
South Croydon  
CR2 0RB

Ward : **Sanderstead**

Type: Discharge of Conditions

Proposal : Discharge of condition 4 - Ecology, Part Discharge of condition 5 - Archaeology Written Scheme of Investigation and information relating to condition 6 - Construction Logistics Plan attached to planning permission 19/04052/FUL for Alterations to land levels in order to realign the 8th hole and relocate the green

Date Decision: 09.09.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03397/LP

Location : 315 Limpsfield Road  
South Croydon  
CR2 9DJ

Ward : **Sanderstead**

Type: LDC (Proposed) Operations  
edged

Proposal : Lawful Development Certificate (Proposed) for Loft Extension including hip to gable alterations and insertion of rear dormer and insertion of three roof lights to front roof slope.

Date Decision: 11.09.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/03500/TRE

Location : 13 The Ridge Way  
South Croydon  
CR2 0LG

Ward : **Sanderstead**

Type: Consent for works to protected  
trees



Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Proposal : T1 Walnut - Fell (rear garden). The proposed felling is a repeat of consented felling works that had not been undertaken and has since lapsed. Previous consent granted under Ref: 17/02146/TRE (TPO no. 47, 2008).

Date Decision: 10.09.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. :	20/02432/HSE	Ward :	<b>Selsdon And Addington Village</b>
Location :	37 Broadcoombe South Croydon CR2 8HR	Type:	Householder Application
Proposal :	Alterations, erection of a two-storey side and rear extension		

Date Decision: 09.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/02744/HSE	Ward :	<b>Selsdon And Addington Village</b>
Location :	19 Warren Avenue South Croydon CR2 8HY	Type:	Householder Application
Proposal :	Demolition of existing single storey side addition and erection of a single storey side and rear extension, and alterations to the garden to amend the position of the retaining wall.		

Date Decision: 11.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/02936/CAT	Ward :	<b>Selsdon And Addington Village</b>
Location :	28 Roxton Gardens Croydon CR0 5AL	Type:	Works to Trees in a Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Proposal : Prune back row of conifers down in height, to previous pruning points. Removing approx 6-7m of regrowth. Removal of small conifer with split stem.

Date Decision: 10.09.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/03222/CAT	Ward :	<b>Selsdon And Addington Village</b>
Location :	New Addington Police Station Addington Village Road Croydon CR0 5AQ	Type:	Works to Trees in a Conservation Area
Proposal :	G1 Alder, Field Maple, Lime & Beech - Prune overhanging branches back to the boundary.		

Date Decision: 10.09.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/03223/CAT	Ward :	<b>Selsdon And Addington Village</b>
Location :	New Addington Police Station Addington Village Road Croydon CR0 5AQ	Type:	Works to Trees in a Conservation Area
Proposal :	G2 Ash, Lawsons & Elder -Prune overhanging branches back to the boundary.		

Date Decision: 10.09.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/02060/FUL	Ward :	<b>Selsdon Vale And Forestdale</b>
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Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : 64 Kingswood Way  
South Croydon  
CR2 8QQ

Type: Full planning permission

Proposal : Demolition of existing bungalow and erection of a two storey 5 bedroom dwelling.

Date Decision: 04.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03082/HSE  
Location : 27 Boxford Close  
South Croydon  
CR2 8SY

Ward : **Selsdon Vale And Forestdale**  
Type: Householder Application

Proposal : Erection of a single storey side extension for a garage

Date Decision: 08.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03108/PA8  
Location : Highways Verge, Junction Of Addington  
Road And  
Old Farleigh Road  
South Croydon

Ward : **Selsdon Vale And Forestdale**  
Type: Telecommunications Code  
System operator

Proposal : The installation of a new 20.0m column supporting 6 no antennas, together with ground-based equipment cabinets and ancillary development thereto.

Date Decision: 09.09.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03130/FUL  
Location : 164 Addington Road  
South Croydon  
CR2 8LB

Ward : **Selsdon Vale And Forestdale**  
Type: Full planning permission

Proposal : Retention of shopfront

Date Decision: 09.09.20

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. :	20/03190/TRE	<b>Ward :</b>	<b>Selsdon Vale And Forestdale</b>
Location :	73 Hollywoods Court Wood Lane Croydon CR0 9JJ	Type:	Consent for works to protected trees
Proposal :	T8, Oak- Reduce back branches overhanging garden to previous points, approx. 1.5m in branch length and crown lift to crown break. T9, Oak- Reduce whole crown back to previous pruning points, approx. 1m in branch length. T11, Oak- Reduce branches overhanging garden back to previous points, approx. 1.5m in branch length and crown lift to crown break. (TPO 4, 2001)		

Date Decision: 10.09.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. :	20/03520/LP	<b>Ward :</b>	<b>Selsdon Vale And Forestdale</b>
Location :	16 Benhurst Gardens South Croydon CR2 8NS	Type:	LDC (Proposed) Operations edged
Proposal :	Lawful Development Certificate (Proposed) for loft conversion including a rear dormer.		

Date Decision: 11.09.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/03738/LP	<b>Ward :</b>	<b>Selsdon Vale And Forestdale</b>
Location :	50 Benhurst Gardens South Croydon CR2 8NU	Type:	LDC (Proposed) Operations edged
Proposal :	Proposed front infill extension to existing carport to create a study space and relocation of front entrance to the property.		

Date Decision: 04.09.20

### Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	20/01760/DISC	<b>Ward :</b>	<b>Selhurst</b>
Location :	Elizabeth House 97 St James's Road Croydon CR0 2UU	Type:	Discharge of Conditions
Proposal :	Detials pursuant to Conditions 5 ("Tree Protection), 8 ( Parking permit), 9 (Drainage measures), 10 (Construction logistics Plan) in respect to planning permission ref 18/03944/ful granted for erection of a 2 storey plus basement residential block with accommodation in the roof to provide 3 flats, associated landscaping, cycle parking and refuse storage facilities		

Date Decision: 09.09.20

**Approved**

Level: Delegated Business Meeting

Ref. No. :	20/02908/FUL	Ward :	Selhurst
Location :	120 Whitehorse Road Croydon CR0 2JF	Type:	Full planning permission
Proposal :	Change of use from Offices B1(a) to residential use C3, and conversion to a one bed property.		

Date Decision: 02.09.20

## Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/03038/DISC	Ward :	Selhurst
Location :	Land To The East Of 22 - 32 Northbrook Road Croydon CR0 2QL	Type:	Discharge of Conditions
Proposal :	Discharge of condition 8 (Travel Plan) of permission 16/06024/FUL- Erection of a three / four storey building comprising 6 one bedroom and 5 two bedroom flats with provision of car parking, landscaping and associated works		

Date Decision: 10.09.20

**Approved**

Level: Delegated Business Meeting

Ref. No. : 20/03040/FUL Ward : Selhurst

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : 14 Clarence Road  
Croydon  
CR0 2EN  
Type: Full planning permission  
Proposal : Conversion and use of dwellinghouse as 2 three bedroom dwellings (retrospective)  
Date Decision: 07.09.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/01363/DISC  
Location : Parcels Of Land Adjacent To Longheath  
Gardens And Long Lane  
Croydon  
CR0 1XT  
Type: Discharge of Conditions  
Ward : **Shirley North**  
Proposal : Discharge of Condition 7 (hard and soft landscaping) attached to permission 16/06508/FUL for 'Demolition of existing garages and erection of 6 buildings varying in height between two and six storeys comprising a total of 23 two bedroom and 30 one bedroom flats. Provision of associated car parking, landscaping and other associated works.'  
Date Decision: 07.09.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01578/FUL  
Location : 11 Orchard Avenue  
Croydon  
CR0 8UB  
Type: Full planning permission  
Ward : **Shirley North**  
Proposal : Provision of an additional storey to convert the existing single family house into two flats  
Date Decision: 03.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02926/LP  
Location : 110 The Glade  
Croydon  
CR0 7QE  
Type: LDC (Proposed) Operations edged  
Ward : **Shirley North**  
Proposal : Erection of outbuilding

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Date Decision: 04.09.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/02937/HSE	<b>Ward :</b>	<b>Shirley North</b>
Location :	61 Ash Tree Way Croydon CR0 7SW	Type:	Householder Application
Proposal :	REPLACEMENT ROOF TO EXISTING REAR CONSERVATORY		

Date Decision: 11.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/01075/HSE	<b>Ward :</b>	<b>Shirley South</b>
Location :	17 Tanglewood Close Croydon CR0 5HX	Type:	Householder Application
Proposal :	Alterations, proposed ground floor side / rear extension		

Date Decision: 07.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/02044/HSE	<b>Ward :</b>	<b>Shirley South</b>
Location :	6 Sprucedale Gardens Croydon CR0 5HU	Type:	Householder Application
Proposal :	Erection of a single-storey side extension for use as a garage.		

Date Decision: 09.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/02059/HSE	<b>Ward :</b>	<b>Shirley South</b>
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Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : 119 Bennetts Way  
Croydon  
CR0 8AJ  
Type: Householder Application  
Proposal : Erection of ground floor rear extension

Date Decision: 04.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03020/TRE  
Location : 7 Postmill Close  
Croydon  
CR0 5DY  
Type: Consent for works to protected trees  
Ward : Shirley South  
Proposal : T1 Sweet Chestnut. Crown reduce by 2 - 2.5m.  
T2 Holly. Height to be reduced by approximately 3m. Crown lift to 2m  
(TPO 19,1992)

Date Decision: 03.09.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/03440/LP  
Location : 26 Links View Road  
Croydon  
CR0 8NA  
Type: LDC (Proposed) Operations edged  
Ward : Shirley South  
Proposal : Erection of a single storey outbuilding to the rear.

Date Decision: 04.09.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/03978/LP  
Location : 80 Oak Avenue  
Croydon  
CR0 8EG  
Type: LDC (Proposed) Operations edged  
Ward : Shirley South  
Proposal : Certificate of lawful Development (Proposed) for the construction of an extension to an existing loft conversion.

Date Decision: 11.09.20



Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

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

Level: Delegated Business Meeting

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Ref. No. :	19/03628/FUL	<b>Ward :</b>	<b>South Croydon</b>
Location :	5 Croham Valley Road South Croydon CR2 7JE	<b>Type:</b>	Full planning permission
Proposal :	Demolition of the existing property followed by a replacement development of 6 houses (3 houses fronting Croham Valley Road and 3 houses fronting Ballards Farm Close), gardens, car parking, new accesses, refuse and recycling.		

Date Decision: 09.09.20

**P. Granted with 106 legal Ag. (3 months)**

Level: Planning Committee

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Ref. No. :	20/01450/HSE	<b>Ward :</b>	<b>South Croydon</b>
Location :	38 Croham Park Avenue South Croydon CR2 7HH	<b>Type:</b>	Householder Application
Proposal :	Retention of the existing outbuilding for ancillary use to the main dwelling No.38 Croham Park Avenue.		

Date Decision: 10.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/01902/HSE	<b>Ward :</b>	<b>South Croydon</b>
Location :	12 Manor Way South Croydon CR2 7BQ	<b>Type:</b>	Householder Application
Proposal :	Erection of two storey side extension with first floor balcony and ground floor rear extension with associated external alterations, replacement of three trees with two new ones at rear garden		

Date Decision: 04.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Ref. No. :	20/02414/HSE	<b>Ward :</b>	<b>South Croydon</b>
Location :	27 Sussex Road South Croydon CR2 7DB	Type:	Householder Application
Proposal :	Erection of single storey rear extension, rear dormer extension, alteration to front door		

Date Decision: 11.09.20

#### Permission Granted

Level: Delegated Business Meeting

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Ref. No. :	20/02872/TRE	<b>Ward :</b>	<b>South Croydon</b>
Location :	Kestrel Court 43 Haling Park Road South Croydon CR2 6NJ	Type:	Consent for works to protected trees
Proposal :	T28 Cupressus Macrocarpa - Prune north facing lateral branches back to create a 3m clearance from the property elevations. (TPO no.28, 1994)		

Date Decision: 10.09.20

#### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. :	20/02978/FUL	<b>Ward :</b>	<b>South Croydon</b>
Location :	R/o 18- 20 Chelsham Road South Croydon CR2 6HY	Type:	Full planning permission
Proposal :	Demolition of garage and erection of a pair of two storey houses with accommodation within the roofspace with associated refuse and cycle storage		

Date Decision: 04.09.20

#### Permission Refused

Level: Delegated Business Meeting

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Ref. No. :	20/03156/TRE	<b>Ward :</b>	<b>South Croydon</b>
Location :	Greendale Court 39 Haling Park Road South Croydon CR2 6NJ	Type:	Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Proposal : Conifer (T1) - To section fell mature ivy covered conifer located on the front boundary to ground level. Tree will be replanted with a native specimen tree 2.0m further away from the building.  
(TPO 1,1967)

Date Decision: 03.09.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/03591/NMA  
Location : 23 Heathfield Road  
Croydon  
CR0 1EY

Ward : **South Croydon**  
Type: Non-material amendment

Proposal : Non material amendment to application 20/00559/FUL granted for Demolition of rear extension of detached block of 4 apartments & garage. Subdivision & reordering of ground floor apartment to form 2 x 1bedroom apartments. Construction of new rear extension to provide 1 x 1bedroom apartment & to extend the existing studio apartment to form 1 x 3 bedroom family dwelling with roof terrace. Construction of 2 x 2bedroom dwellings in detached garden building. Provision of new communal landscaped garden and new front garden with brick wall & railing enclosure.

Date Decision: 04.09.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00844/FUL  
Location : 53 Manor Road  
South Norwood  
London  
SE25 4TD

Ward : **South Norwood**  
Type: Full planning permission

Proposal : Change of use from 6 person house in multiple occupation (C4) to an 8 person house in multiple occupation (sui generis) with refuse and cycle storage

Date Decision: 11.09.20

**P. Granted with 106 legal Ag. (3 months)**

Level: Delegated Business Meeting

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Ref. No. : 20/02480/DISC

Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : 20 High Street  
South Norwood  
London  
SE25 6EZ

Proposal : Full discharge of condition 2 (window details) attached to planning permission 18/01026/FUL for the Demolition of a single/two storey rear projection, erection of single/two storey extension to create 1 bed flat on ground floor and reconfigure 1st floor to create 1 bed flat.

Date Decision: 11.09.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03102/HSE  
Location : 11 Court Road  
South Norwood  
London  
SE25 4BN

Ward : **South Norwood**  
Type: Householder Application

Proposal : Erection of two storey side extension, single storey rear extension and loft conversion with rear dormer

Date Decision: 10.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03103/DISC  
Location : Garages And Forecourt North Of Avenue  
Road  
South Norwood  
London  
SE25 4EA

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

Proposal : Details pursuant to the discharge of Condition 14 (CLP) of planning permission 17/06360/FUL for 'Demolition of garages and erection of a three storey building to provide 12 flats together with a disabled car parking space, landscaping and other associated works.'

Date Decision: 04.09.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03131/FUL

Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : 10 Chalfont Road  
South Norwood  
London  
SE25 4AA

Proposal : The construction of a basement to provide a new two bedroom flat with associated lightwells, cycle and refuse storage

Date Decision: 11.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02737/FUL  
Location : 70 Beulah Road  
Thornton Heath  
CR7 8JF

Proposal : Alterations; erection of an additional storey over the existing rear wing and partial conversion of Flat B to form a new 1 bedroom flat.

Date Decision: 04.09.20

**Ward : Thornton Heath**

Type: Full planning permission

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02990/FUL  
Location : 69 Cranbrook Road  
Thornton Heath  
CR7 8PQ

Proposal : Erection of single storey rear extension (retrospectively)

Date Decision: 03.09.20

**Ward : Thornton Heath**

Type: Full planning permission

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03002/TRE  
Location : 1-32 (Amenity Areas Incl. Frontage)  
Arden Close  
South Norwood  
London

Proposal : T1- Cedar of Lebanon - Fell - Diseased & failing.  
TPO no. 1, 1981

**Ward : Thornton Heath**

Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Date Decision: 03.09.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. :	20/03111/HSE	<b>Ward :</b>	<b>Thornton Heath</b>
Location :	46 Falkland Park Avenue South Norwood London SE25 6SH	<b>Type:</b>	Householder Application

Proposal : Erection of a first floor side and rear extension

Date Decision: 09.09.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/03577/DISC	<b>Ward :</b>	<b>Thornton Heath</b>
Location :	Development Land Formerly Known As 36 Beulah Road Thornton Heath CR7 8JE	<b>Type:</b>	Discharge of Conditions

Proposal : Discharge of Condition 14 - Land Contamination - attached to Planning Permission 17/05399/FUL for Demolition of existing buildings, Erection of a three storey building comprising 6 one bedroom, and 3 two bedroom flats and a two bedroom detached house, provision of associated parking, provision of refuse and cycle storage.

Date Decision: 02.09.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. :	20/03808/DISC	<b>Ward :</b>	<b>Thornton Heath</b>
Location :	Development Land Formerly Known As 36 Beulah Road Thornton Heath CR7 8JE	<b>Type:</b>	Discharge of Conditions

Proposal : Discharge of Conditions 3, 4, 5, 9, 10, and 13 attached to Planning Permission 17/05399/FUL for Demolition of existing buildings, Erection of a three storey building comprising 6 one bedroom, and 3 two bedroom flats and a two bedroom detached house, provision of associated parking, provision of refuse and cycle storage

Date Decision: 02.09.20

**Part Approved / Part Not Approved**

## Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Level: Delegated Business Meeting

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Ref. No. : 20/03021/HSE  
Location : 30 Siddons Road  
Croydon  
CR0 4JR  
Proposal : Erection of single storey side/rear extension, porch and rear dormer (amended description)  
Date Decision: 04.09.20

**Ward : Waddon**  
**Type: Householder Application**

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/03200/HSE  
Location : 95 Waddon Park Avenue  
Croydon  
CR0 4LX  
Proposal : Alterations; erection of raised decking area to the rear with steps down to garden level.  
Date Decision: 03.09.20

**Ward : Waddon**  
**Type: Householder Application**

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/02545/DISC  
Location : 51 Clifford Road  
South Norwood  
London  
SE25 5JS  
Proposal : Details for conditions 2 (materials), 3 (landscaping), 4 (refuse store), 5 (cycle store) and 9 (screening) attached to planning permission 18/05434/FUL for 'Conversion and change of use of an existing semi-detached 4 bedroom house, into 4no residential flats involving reconstruction of the single storey rear extension at ground floor and the addition of 2no dormers in loft space conversion: 4no velux windows to the front elevation'  
Date Decision: 11.09.20

**Ward : Woodside**  
**Type: Discharge of Conditions**

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/02870/LE  
**Ward : Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : 30 Addison Road  
South Norwood  
London  
SE25 4LW  
Type: LDC (Existing) Use edged  
Proposal : Erection of single-storey rear extension and single-storey rear/side extension.  
Date Decision: 09.09.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02942/HSE  
Location : 609 Davidson Road  
Croydon  
CR0 6DU  
Type: **Ward : Woodside**  
Householder Application  
Proposal : Alterations to the front boundary including the construction of vehicular access and dropped kerb.  
Date Decision: 04.09.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03538/DISC  
Location : 274 Portland Road  
South Norwood  
London  
SE25 4SL  
Type: **Ward : Woodside**  
Discharge of Conditions  
Proposal : Discharge of Conditions 3 and 4 attached to Planning Permission 20/01280/FUL for Conversion to form 1 three bedroom flat, 1 two bedroom flat and 1 one bedroom flat, erection of single storey side and rear extension, erection of dormer extension in the roof slope, provision of associated refuse storage, cycle storage, and off-street parking, and formation of vehicle crossover.  
Date Decision: 02.09.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03629/DISC  
Location : 34 - 36 Enmore Road  
South Norwood  
London  
Type: **Ward : Woodside**  
Discharge of Conditions



Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Proposal : Discharge of Condition 8 - Contaminated Land - attached to planning permission 18/01483/FUL for Alterations, Demolition of existing buildings, Erection of a three storey building comprising 6 two bedroom and 3 one bedroom flats, alterations to vehicular accesses, provision of vehicular access and associated forecourt parking, provision of associated refuse storage and cycle storage.

Date Decision: 02.09.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 19/06008/DISC

**Ward : West Thornton**

Location : 280-288 Thornton Road  
Croydon  
CR0 3EU

Type: Discharge of Conditions

Proposal : Details pursuant to condition 5 (hard and soft landscaping) for planning permission ref. 18/03278/FUL for Demolition of existing buildings and erection of a part 3, part 4 storey building comprising 24 self-contained residential units, ancillary on-site car and cycle parking, refuse and recycling and landscaping.

Date Decision: 11.09.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01227/DISC

**Ward : West Thornton**

Location : 755-757 London Road  
Thornton Heath  
CR7 6AW

Type: Discharge of Conditions

Proposal : Details pursuant to conditions 3 ( CLP), 4 (Soil Investigation), 5 (Written Scheme of Investigation) 6 ( External materials) 7 (Landscape) in response to planning applicaiton ref 17/05266/FUL granted for demolition of the existing building; erection of a four storey building providing commerical on the ground floor and seven self contained flats above.

Date Decision: 09.09.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03161/GPDO

**Ward : West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : 51 Fairlands Avenue  
Thornton Heath  
CR7 6HD

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.3 metres

Date Decision: 03.09.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/03292/ADV

Location : 19 Peall Road  
Croydon  
CR0 3EX

Ward : **West Thornton**

Type: Consent to display  
advertisements

Proposal : Installation of 4x externally illuminated fascia signs.

Date Decision: 09.09.20

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 20/03647/DISC

Location : Irvine Court  
3 Dunheved Road North  
Thornton Heath  
CR7 6AX

Ward : **West Thornton**

Type: Discharge of Conditions

Proposal : Discharge of Condition 9 - Noise/Vibration Assessment - attached to Planning Permission Ref 17/03574/FUL (and associated Non-Material Amendment approval 20//03479/NMA) for Construction of lower ground floor and third floors and first and second floor side extensions to provide an additional 4 one bedroom, 3 two bedroom and 2 three bedroom flats, recladding of building, relocation of bin store plus the creation of 15no. car parking spaces, 35no. cycle parking spaces and hard and soft landscaping measures.

Date Decision: 03.09.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03807/DISC

Ward : **West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th September 2020

Location : Irvine Court  
3 Dunheved Road North  
Thornton Heath  
CR7 6AX

Type: Discharge of Conditions

Proposal : Discharge of Condition 1 - External Facing Materials - of Planning Permission 17/03574/FUL (and associated Non-Material Amendment approval 20//03479/NMA) for Construction of lower ground floor and third floors and first and second floor side extensions to provide an additional 4 one bedroom, 3 two bedroom and 2 three bedroom flats, recladding of building, relocation of bin store plus the creation of 15no. car parking spaces, 35no. cycle parking spaces and hard and soft landscaping measures.

Date Decision: 02.09.20

**Approved**

Level: Delegated Business Meeting