

# Planning Committee Agenda



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

Reserve Members: Jamie Audsley, Bernadette Khan, Caragh Skipper,  
Andrew Pelling, Pat Clouder, Humayun Kabir, 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, 17 December 2020** at the rise of Planning Sub-Committee but not earlier than **6.30 pm**. The 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 view this meeting remotely via the following web link: <https://webcasting.croydon.gov.uk/meetings/11352>

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Wednesday, 9 December 2020

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

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**

To approve the minutes of the meeting held on Thursday 3 December 2020 as an accurate record.

[To Follow]

**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 5 - 6)**

To receive the following presentations on a proposed development:

**5.1 19/05846/PRE 2 Bensham Lane, CR0 2RQ (Pages 7 - 30)**

Demolition of existing single storey commercial building and construction of mixed development of commercial/residential use in a single block a maximum of 11 storey in height to provide 60 new homes and ground floor commercial floorspace with alterations associated landscaping, new highway access and car/cycle parking as well as bin storage.

Ward: Broad Green

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

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

**6.1 20/01436/FUL Land R/O 279-289 Selsdon Road, South Croydon, CR2 6PS (Pages 35 - 66)**

Demolition of existing garages and erection of a three storey residential development of 8 flats, together with parking, landscaping improvements and other associated works.

Ward: South Croydon  
Recommendation: Grant permission

**6.2 20/01418/FUL Land at the junction of Fairchildes Avenue and King Henry's Drive, Croydon, CR0 0AJ (Pages 67 - 96)**

Erection of a six-storey building to provide 17 flats together with car parking, landscaping and other associated works.

Ward: New Addington South  
Recommendation: Grant permission

**6.3 20/01658/FUL 36 Oakwood Avenue, Purley, CR8 1AQ (Pages 97 - 128)**

Demolition of a single-family dwellinghouse 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  
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 129 - 130)**

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

**8.1 Weekly Planning Decisions (Pages 131 - 210)**

Attached is the list of Delegated and Planning Committee/Sub-Committee decisions taken between 23 November 2020 and 4 December 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 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).

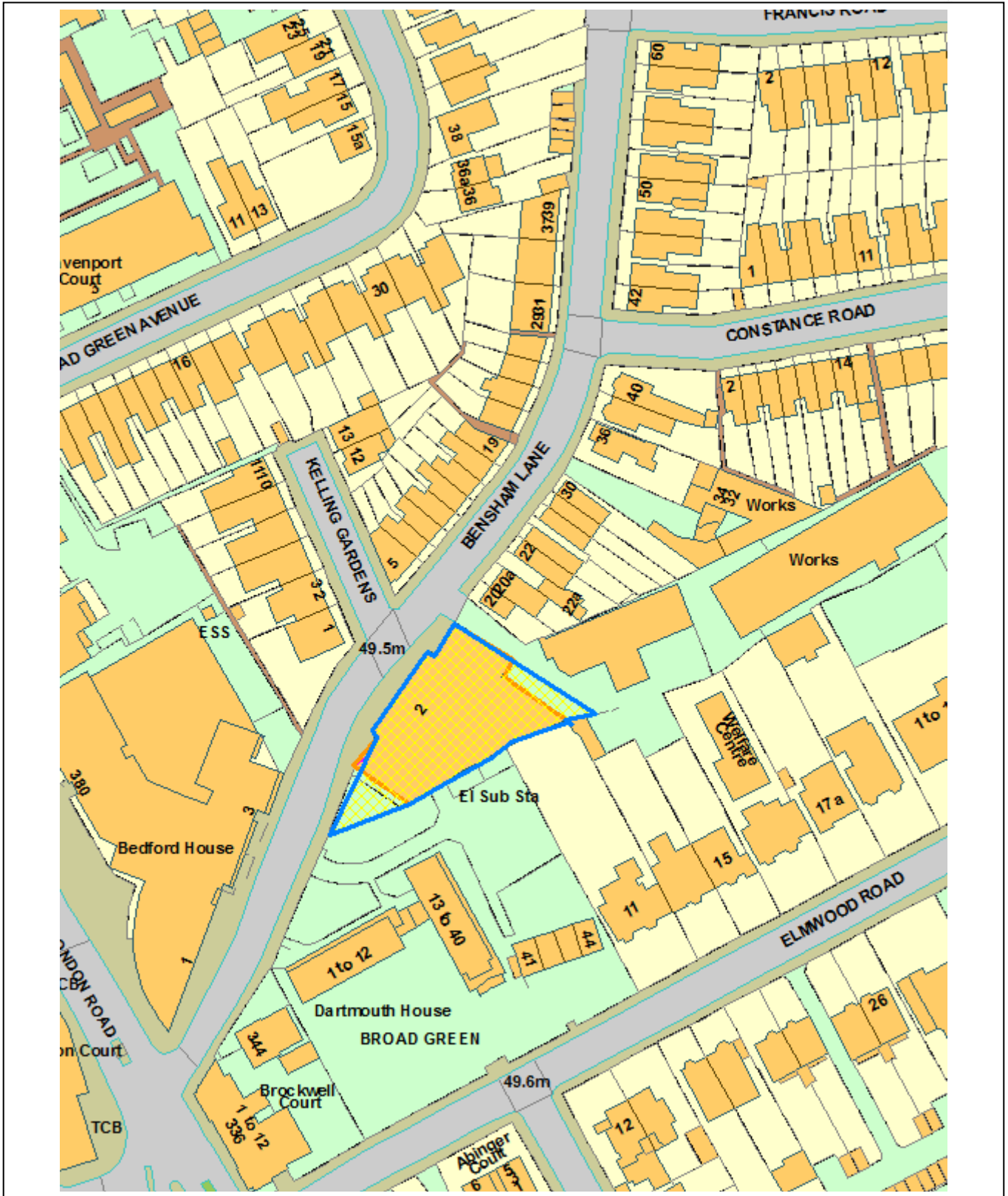
#### **6 RECOMMENDATION**

- 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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Reference number: 19/05846/PRE



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**PART 5: Development Presentations****Item 5.1**

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**1. DETAILS OF THE DEVELOPMENT**

Ref: 19/05846/PRE  
Location: 2 Bensham Lane CR0 2RQ  
Ward: Broad Green  
Description: Demolition of existing single storey commercial building and construction of mixed development of commercial/residential use in a single block a maximum of 11 storey in height to provide 60 new homes and ground floor commercial floorspace with alterations associated landscaping, new highway access and car/cycle parking as well as bin storage.

Applicant/Agent: The Oakwood Group  
Case Officer: Christopher Grace

**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 A planning application for the proposed development would be referable to the Mayor of London under the Mayor of London Order 2008.
- 2.4 The applicant presented the pre-application enquiry to the Greater London Authority (including consideration by Transport for London) for an opinion. The meeting took place on 27<sup>th</sup> November. A summary of the GLA comments are contained as part a planning addendum to this report.
- 2.5 This pre –application report aims to provide Members with sufficient information for effective engagement with the scheme and 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) Specific feedback requests

### **3. EXECUTIVE SUMMARY**

- 3.1 The proposed scheme is for the demolition of a single storey commercial warehouse/retail building and the erection of a single block 11-storeys in height. The new building would at ground floor level consist of a commercial unit 356sqm with bin storage, bicycle storage, associated communal areas, amenity space alongside wheelchair accessibility parking spaces accessed directly off Bensham Lane and residential entrance foyer leading to 60 flats above with communal terrace areas; plant area to be located at basement level.
- 3.2 The scheme has developed through a series of pre-application meetings with officers and has consideration by the Place Review Panel (PRP) on 29<sup>th</sup> October 2020. A summary of the Panel's feedback is included within this report.
- 3.3 The site is well located within a high PTAL (5), closely located to public transport, local shops and services and is 66m to London Road (A235) which is a main artery road (TFL). It lies just outside the Broad Green Local Centre beyond the District Centre boundary and falls within the environs of the Broad Green specific policy. Due to its location it is considered that an intensified development would make the best use of sustainable transport and services but an appropriate development also needs to respond to the suburban context (detached two storey houses) adjacent.
- 3.4 The application lies outside of the town centre but there are a number of tall high buildings ranging between 8 and 12 storeys in height in close proximity (within 150m of the site). The increasing heights are felt to be a good mechanism for responding to the change at this point. This element of the proposal would exceed place specific policies but this is considered to potentially be appropriate if a scheme of very high quality can be secured (subject to townscape views), owing to the sites shape and location. Whilst further design development and confirmation on quality of living accommodation and external spaces is still required, the applicants do appear to take a logical and well considered approach to the site layout, massing, bulk and design, Further refinement is required in regards to detailing and materiality, as well as some additional testing in terms of access, appropriate commercial use and quality of communal and playspace at ground and upper levels.
- 3.5 As currently set out the proposed affordable housing offer would exceed the minimum 30% policy requirement, with this currently proposed at 50% affordable housing (70/30) split.

### **4. SITE BRIEFING**

- 4.1 The site lies on the east side of Bensham Lane, which connects with London Road (A235) and is within 106 metres of the District Centre and approximately 850 metres walk from West Croydon Railway Station, as well as being within close proximity to numerous bus routes at its entrance point.



*Fig. 1: Site Location shown in red (Left) and Google Map (right)*

- 4.2 The site contains a single storey profiled cladded warehouse/commercial building located on an irregular shaped triangular area fronting on to Bensham Lane. The site has a wide pavement frontage with several drop kerbs many of which are redundant with servicing taking place directly off Bensham Lane. The site consists of a timber merchant with small retail element, a mixture of ancillary A1 (shops) and B8 (storage or distribution) uses. The building is classified as within a Tier 4 Employment Area. An independent marketing report has identified the site as being in very poor condition of repair, with large areas not suited for current industrial market. The overall site has an area of 0.1 hectares.
- 4.3 To the north and widest part of the site lies a shared vehicle access point to a previously light industrial site used for large deliveries which is currently being redevelopment to provide 20 residential units.
- 4.4 The surrounding properties are a mixture of styles and forms, with two-storey terrace houses to the north and opposite with two storey detached houses and 9-storey Council block of flats and cottages to the south and 8 storey block of flats falling to 4 storeys opposite to the south and west.



*Fig. 2: Application Site (Left) and View from London Road with site in centre (right)*

- 4.5 The building occupies almost the entire footprint of the site. There are no protected (TPO) or street trees associated with the site or its frontage. The building is located within an Archaeological priority area.
- 4.6 The site has a PTAL (Public Transport Accessibility Rating) of 5. The site is located within an area of low risk of surface water and is located within an area where there is potential for groundwater flooding to occur at surface.

### **Relevant Planning History**

- 4.7 Relevant planning history for this site including that of adjoining site is identified below:-

#### 2 Bensham Lane CR0 2RQ

97/01751/P – Alterations; use of part of warehouse for sale of golfing equipment. (Permission granted 25/09/1997)

18/05505/PRE- The erection of a ten storey building comprising of 70 flats

19/05846/PRE- Demolition of the existing building and the erection of a single block of 69 flats and 450 sqm of ground floor commercial floorspace

20/01831/PRE- Demolition of existing building and erection of a single block of flats and re-providing the existing ground floor commercial.

#### Barnacle Works at Land rear of 2 Bensham Lane CR0 2RQ:

18/04537/FUL – Planning permission granted for demolition of existing buildings and erection of 3no. replacement buildings ranging from 2 to 3 storeys in height comprising 20 residential dwellings plus associated car and cycle parking with hard and soft landscaping measures ( currently under construction).

19/02461/CONR- Planning permission granted for demolition of existing buildings and erection of 3no. replacement buildings ranging from 2 to 3 storeys in height comprising 20 residential dwellings plus associated car and cycle parking with hard and soft landscaping measures.

#### 1-40 Dartmouth House Elmwood Road CR0 2SL:

18/00250/FUL – Refurbishment and improvement works to the existing high and low rise residential blocks on the estate, including provision of storage areas, landscaping (with new play area) and car parking (currently under construction).

### Proposal

- 4.8 The proposal currently includes the demolition of the existing commercial building and redevelopment to provide a single 11-storey block with commercial ground floor with 60 flats above.
- 4.9 The ground floor commercial use would provide 356sqm floorspace – use classes proposed B1(c), B2, B8, D1 with employment for 12 people (based on floor area),

Flats to consist of 21 one bedroom units, 25 two bedroom units and 14 three bedroom units to include 50% affordable housing (70/30 tenure split between affordable rented and intermediate homes).

4.10 The proposed block would rise from 4 to 11 storeys from north to south, with the rear elevation extending along south/east boundary of the site. The building would step up three levels and include communal gardens at each level. From the north, the foot print of the building would be set back from the front boundary line for two thirds of the site to provide parking area, landscaped garden, seating, communal area and improved public realm



Fig. 3: View of proposal from London Road (left), view from Bensham Lane (right)

4.11 At the southern tip of the site the proposal would provide the entrance to the commercial ground floor unit accessed across a landscape approach including visitor cycle rack external seating and planters. This directly faces towards London Road. Access to the residential flats would be from recessed lighted covered entrance point facing directly off Bensham Lane.

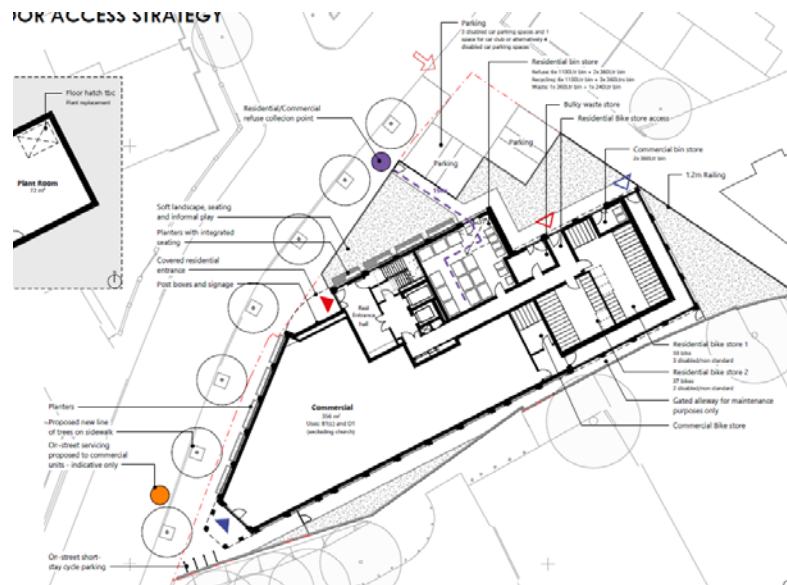


Fig. 4: Ground Floor layout and external area



*Fig. 5: Image of residential access point along Bensham Lane*

4.12 The proposal would include on-street servicing and deliveries of the commercial unit and residential accommodation. The development would remove the redundant crossovers and reinstate the pavement at these points and introduce a new crossover to provide access to four new parking space (four disabled bays including a car club).

4.13 It is understood that the applicant is intending to submit their planning application in January 2021.

## **5. PLACE REVIEW PANEL FEEDBACK**

5.1 An earlier iteration of the scheme was presented to the Council's Place Review Panel on 29<sup>th</sup> October 2020.

5.2 The Panel generally provided some support for the scheme which at the time was presented as seeking to provide 100% affordable accommodation. The panel's main comments were:

- The Panel advocate the simplification of the massing and volumes and encouraged the Applicant to focus more on the ground floor condition and public realm.
- There could be greater modulation of height, particularly at the Western corner. The corner could be reinforced with additional height the North-Eastern edge becoming lower to give a more sensitive transition to the 2 storey housing.
- The prominent corner should be the focal point of the scheme. The proposal should celebrate the residential entrance

- The Panel noted that introducing a second core would give greater flexibility in terms of volume and height. the internal layout creates long corridors which do not have a lot of natural light
- Not satisfied with the approach to parking, public realm and communal amenity. The location of the refuse store and parking could have a negative impact on the street scene. The development should be designed around the public realm, rather than the other way around. The current plan form fragments the landscape and public realm into small, unusable pockets. These spaces feel leftover and would be poor quality.
- The applicant should test an option where the scheme reinforces the building line to Bensham Lane, rather than aligning with the Southern Boundary. A consolidated communal amenity space could then be formed to the south of the building. Parking could either be provided to the side of the building or along Bensham Lane.
- The Applicant needs to have a clearer idea of what uses will occupy the ground floor. B1c, B2, B8 and D1 are not interchangeable and the use should be defined before the design is developed further. It offers no proper servicing access and no yard space. The glazed curtain wall treatment would not be appropriate for certain uses. Concerned at the division into 2 commercial spaces. The rear commercial space doesn't work well as it has little street presence or legibility
- Concerns at the overall amount of amenity space and its usability; that the amenity space at high level is broken down into several smaller terraces. Given there will be up to 50 children in this development, the Applicant should seriously consider how high quality play can be incorporated at ground floor level.
- The applicants should engage with the neighbours to the South to see if there is any opportunity to develop a strategy for shared public spaces between the two developments
- The Panel stated that the internal layout creates long corridors which do not have a lot of natural light.
- Angled balcony on the North-East corner on Floors 1-3. are quite deep and may affect the quality of light to adjoining units.
- The Panel are encouraged to see a 100% affordable development. However noted there is a risk of creating a social housing enclave, potential to provide some different tenures in order to create mixed and balance communities.

5.3 Officer's noted the Panel's comments relating to the height of the building and the position of the footprint within the site. The scheme has had further revision since Place Review Panel, with the key changes as follows:

- The applicants have provided more detail in terms of the ground floor, its condition, with playspace at ground floor level forming communal amenity and consolidated within public realm
- The prominent corner to the south has been made focal entrance point to the scheme to strengthen the design.
- The internal ground floor level has been changed with the commercial floorspace merged to form a single commercial unit with servicing and back of house access.
- Residential entrance and building approach enhanced to create strong sense of arrival
- A 50% affordable homes offer (70/30 tenure split) is now proposed (the tenure mix is yet to be confirmed).

## 6. SUMMARY OF MATTERS FOR CONSIDERATION

### Land Use

- 6.1 In terms of the existing use, the site consists of a mixture of small A1 (shop) and B8 (storage or distribution) providing 1,059sqm total floorspace with only 4 employees. In relation to employment use the site is identified as falling within a Tier 4 (scattered employment sites) industrial location, which provides protection for industrial and warehousing activities. Policy SP3.2 of the Croydon Local Plan 2018 identifies the preferred approach in order to safeguard this protection. This includes a number of preferred policy uses for this site B1c, B2, B8 and D1 uses.
- 6.2 The applicants have provided an independent marketing assessment which identifies a large section of the existing commercial unit as in poor condition with low employment. The proposal would involve a reduction in employment floorspace associated with this site from 1059sqm to 356sqm. However the proposal would provide a flexible marketable commercial unit with the capacity to provide 12 employees (70% increase compared to the actual number of employees at present). The applicants have stated that the commercial element would comprise of the permitted uses as detailed in the Local Plan. The applicants have not however identified which of uses would be introduced or the full measures to be introduced to ensure adaptability of the unit. In addition to the fit out of the commercial element the applicants would need to demonstrate that the residential element or neighbouring amenity would not be harmed by the commercial activity. Furthermore the proposal would need to demonstrate that any replacement commercial activity on this site would provide a viable option in this location through securing marketing and fitting out for an end user through 106 agreement. Officers are broadly supportive of the principle of re-provision at this quantum subject to suitable demonstration of the above to ensure that the space provides a marketable and more useable space for future occupiers than the current building.
- 6.3 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).

- 6.4 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).
- 6.5 The site has a high PTAL (5), good access to public transport, local shops and services and is well placed for high density residential-led development. -

#### Affordable Housing

- 6.6 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.
- 6.7 During pre-application discussions the applicant has suggested that the site would be delivered as 100% affordable rented scheme. However, the applicants have revised their submission and are currently proposing to provide 50% affordable housing scheme 70:30 tenure split between affordable rented and intermediate homes as they do not have a registered provider onboard yet. To date no viability information has been provided however the applicant has stated that the proposal will exceed the minimum affordable housing level set by the GLA and the draft London Plan. However as the proposal would not be a policy compliant scheme the local authority would require viability testing to support this approach. The applicant has stated that the tenure split will be agreed with the planning department with officers expecting further details on this point accordingly.

#### Unit Mix

- 6.8 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 4/5 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.

At present 23% (14 homes) would be three beds, and 18% (11 homes) would be two bed four person. The proposal would be policy compliant if one of the exceptions outlined in the policy above are met. As the applicants are unlikely to meet point b) the applicants would need to demonstrate point a and have an affordable housing provider on board. Officers would encourage the applicant to engage with Registered Housing Providers before submitting a Planning Application

### Quality of Residential Units

- 6.9 All of the proposed residential units have been designed to meet minimum floorspace and private amenity spaces standards set out by the National Housing Space Standards. The proposal provides a communal spaces/with child playspace opportunities at ground floor, third floor, seventh floor and ninth floor levels. At this stage, although 50% of the units are stated to provide affordable housing, no clarification has been provided in regards to the final tenures and therefore the overall amount of child playspace cannot be confirmed. The applicants have indicated that the level of external playspace available would be compliant with Policy DM10.4d of CLP2018. However confirmation would need to be undertaken.
- 6.10 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). There are no north facing single aspect units and the majority of units are dual aspect (stated to be 71% as currently designed). There are some exceptions, most notably the middle units of the Block at first to third floor level. Where there are single aspect units the outlook from these will face south across gardens and neighbouring car park.
- 6.11 To date, only indicative sunlight and daylight data has been provided for the residential units with a brief statement detailing that with the appropriate scaled fenestration all units could meet the BRE standards with acceptable impact on neighbouring properties. At this stage officers consider that the massing of the development cannot be fully agreed until this has been provided.
- 6.12 Further details and reassurances will also need to be provided as to the quality of remaining residential units at first to third floor level being located so close to the neighbouring boundary. The applicant needs to demonstrate that these neighbouring occupiers' amenities will be protected whilst ensuring that future occupiers have good levels of outlook.
- 6.13 In terms of privacy window openings the block would be between 10m to 41m from neighbouring properties in line with the guidance set out by the Suburban

Design Guide for relationships between buildings. Further details are required to fully demonstrate this relationship, in-line with the proposed massing and height for the scheme.

- 6.14 The site is notably in close proximity to a busy road junction and therefore officers would require that a noise and air quality assessments be undertaken. The ground floor and external communal playspace at third, seventh and ninth floor levels includes landscaping however the full details and use of these areas still need further examining, including the quality and future maintenance of these areas.
- 6.15 The sense of arrival to the building has been identified as being important. The applicant has created a more informed front entrance to the residential accommodation with internal access for potential occupiers to the communal bin, bulk and cycle storage areas but still needs further design resolution.
- 6.16 In regards to accessibility, London Plan Policy 3.8 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.

#### Quality of commercial unit

- 6.17 The proposal would provide an adaptable single commercial floorspace unit. It is thought that the commercial unit would meet BREEAM "excellent" standard, however no details have been provided and this would need to be demonstrated as part of an application and secured by condition. The sense of arrival has been identified as crucial element to the commercial unit and this require further study. The proposal includes visitor cycle racks and front approach details of which would need to be provided. The introduction of a double height, fully glazed ground floor would create a modern working environment with lots of light and allow visual permeability and activation at this level. Details of ventilation and extracts would need to be considered in respect to building design and neighbouring amenity. The applicants have provided areas for commercial cycle and refuse storage. The proposal has been further modified to introduce a back of house entrance for escape purposes and possible servicing. The proposal has also indicated that the rear triangular external area be dedicated to the commercial activity which would be useful in a variety of ways for the number of uses proposed however the extent of access to this area current only external along the south of the building and this would need further examination in terms pf use ability and further maintenance.

#### Height, Bulk and Design

##### *Policy Principle of Height*

6.18 Croydon Local Plan (2018) Policies SP4, DM15 and Place Policy DM36: Broad Green are the most relevant policies for considering the principle of a tall building within this location. 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.”*

6.19 The site is not within the Croydon Opportunity Area, and lies (just) outside the Broad Green local centre 106m from the District Centre. However it is well connected to public transport interchanges with West Croydon Station 870m at its furthest point from the site, 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”*

6.20 The above criteria will be considered in further depth within the rest of this report. The proposal for a tall building was subject to detailed townscape analysis in this location were it was considered that the right scheme 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 DM36: Broad Green and states:

*DM36.4 In the area north of Broad Green Local Centre, to ensure that proposals enhance and strengthen the character of the area north of the Broad Green Local Centre, and facilitate growth, developments should:*

*a. Retain and create glimpses and separation distances between buildings in order to improve the openness of London Road;*

*b. Incorporate main pedestrian entrances onto London Road;*

*c. Complement the existing predominant building heights of 3 storeys up to a maximum of 8 storeys; and*

*d. Retain the extent and enhance the quality of the existing public realm within the development, including introducing large trees and other vegetation to balance the impact of large and tall buildings.*

6.21 The applicants have identified the adjoining site at Dartmouth House (9-storeys) and the close proximity of residential buildings 8- 14 storeys high along London Road as landmarks referencing tall buildings in the immediate locality.

6.22 Given that the block is 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.

6.23 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.

6.24 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 would still

be complementary to the site and surrounding, and would therefore be within the spirit of the policy parameters set out.

- 6.25 The proposal was initially presented as a scheme which provided 100% affordable housing. The provision of a fully affordable housing proposal was significant benefit for this location. The Place Review Panel also welcomed a scheme with 100% affordable housing and even suggested the building increase slightly taller at the southern point. The building form and the extent of development was presented as achieving this level of development. Officers are of the opinion that a tall building proposed within this corner location will need to be carefully considered. Policy DM36 identifies that the edge of the Broad Green Local Centre is eroding and is beginning to lose its separate identity and sense of place. This could lead to the Local Centre being amalgamated into the homogenous urban form of the London Road. The applicants provided a VuCity model exercise to demonstrate that the proposal would have limited impact visually from a number of approaches. However, despite various reiterations, concerns still exist of extent of tall building and its height on what is a constrained site. Officers are of the opinion that any height proposed within this location will need to be carefully considered alongside other material considerations and public benefits. This includes the extent to which it would provide a high quality residential environment, workspace, public realm and landscaping

#### *Townscape Impact of Height and Massing*

- 6.26 As highlighted above, the applicants use of VuCity demonstrated the limited views of the building from the Local Centre. However the building will be visible for large part along residential streets Bensham Road and along Elmwood Road when approaching the centre. Officers are in support with the proposed distribution of height stepping up the site (with the highest element facing London Road). However consideration is needed as to whether the proposed massing respond appropriately with the 'terraced' massing along the north and the broader townscape character. A tall building on this site must be of an exceptional quality which respects and enhances the local character of the area by successfully mediating between London Road and the urban character found north of the site. In order to justify the height and massing in its townscape context consideration must be given to what role does the development play in the broader context. How would the development enhance existing streetscene, local character and legibility of the town centre.

#### *Heritage*

- 6.27 There are no notable heritage assets near to the development: the nearest being The Grade II Listed Church on the corner of Campbell Road and London Road 300m to the west.
- 6.28 The proposed massing has been tested from this points. Officers consider that the height, massing and bulk of the building would not have any impact from this point.

#### *Layout/Form*

6.29 The proposed layout and form of development has evolved through the pre-application process, by having the building set back from the front boundary line for more than two thirds of the building length to introduce an improved public realm opening up the site from the north. Contrary to the Place Review Panel views on this, which encouraged continuing the building line along the entire street frontage, officers are overall supportive of the set back approach subject to architectural detailing as it allows for improved connectivity between the site and the public realm. The layout would introduce disabled parking bays, communal area and back of house servicing which if sensitively designed would provide an invaluable softening of the development at this point. This would be further enhanced by a tree line highway improvements along Bensham Lane. However to date no further investigations have been made to establish if the tree line planting on the highway would be possible. The building form would enable the residential entrance to be formed along the point where the rest of the building adjoins the pavement along Bensham Lane, turning and reflecting the bend in the road. The proposal would involve removal of redundant crossovers and reinstate the pavement along this side of the road. The commercial element re-enforcing an active frontage for the rest of building towards the southern tip of the site.

#### *Elevational Treatments and Character*

6.30 The proposed building has retained the mix of horizontal vernacular with verticality throughout its various forms. The applicant has begun to develop the elevational treatment. The latest revisions is an assertive design approach which is generally welcomed, however this does not eclipse the need for a contextual design approach and a high quality design. Officers are strongly of the opinion that the proposal needs to bolster its response to local character. As a priority, the applicant needs to look at and interpret specifics of the immediate context, indications of entrances, window fenestration, landscaping; to reflect the rich Broad Green context and so inform the detailed design decisions. Officers are not convinced that the current approach is working as the building would appear very urban, and would not achieve sufficient mediation between London Road 'urban' and Bensham Lane 'suburban' conditions. In it's current design build elevations are particularly generic, and lack context.

6.31 The proposed cool colour palate is not currently supported. Blue glazed brick, in particular reads as non-residential and could be quite harsh and unwelcoming, particularly in tandem with the strong grid façade fenestration. Details of suitable precedent images of proposed material selection working elsewhere would need to be provided. Further consideration is required to demonstrate how the building is read from the street, such as materials on the underside of balconies.

6.32 The applicant would need to demonstrate how the building façade at ground floor level can improve the streetscene and provide interest and activity through material detailing such as brick rather than relying on a walled landscape which

would require extensive ongoing maintenance. Further comments on are included in Landscaping below.

- 6.33 Officers are of the opinion that to create a high quality scheme which responds to the local character and to justify support for a taller element significantly beyond the height identified within the place specific policy, the applicant should reconsider the building façade ‘top, middle and base’ banding, with consideration given to a different colour brick on the base level or that the glazed bricks are used to emphasis the ground floor only. Officers also feel that there is need to reappraise both the entrance to the residential and commercial premises and how they differ as part of the overall façade approach. Consideration should be given to how the two key entrances are celebrated and emphasised for optimum legibility, accessibility and safety in line with the principles of secure by design.

PROPOSED SCHEME  
APPROACH TO MATERIALITY



*Fig. 8: Proposed materiality along west/north elevation*



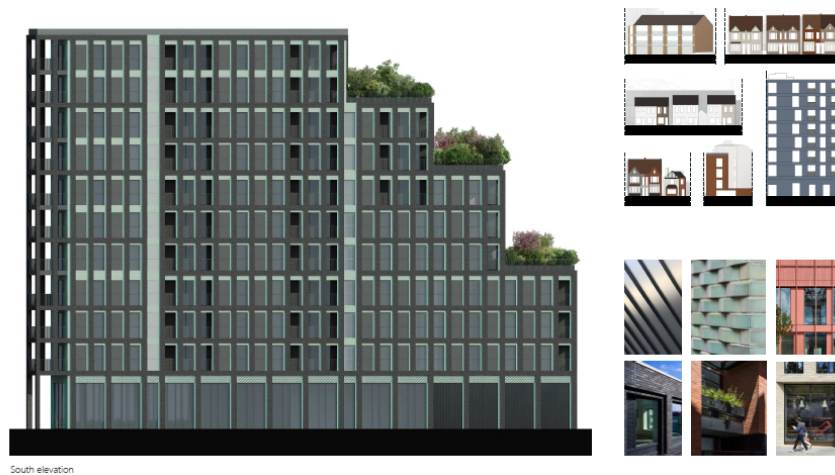


Fig. 9: Materiality along south elevation

*Ground Floor Activation, Legibility, transparency*

6.34 A large area of the ground floor of the development is required to accommodate a number of functional uses, for both commercial and residential such as bin and cycle stores, communal space in addition to the commercial activity itself. This does provide a challenge in terms of street frontage activation. The unusual triangular shape of the site means that a significant area at ground floor level to the north east corner would not be immediately visible or legible. However to the south the commercial unit would provide transparency and transpose the internal activity externally at this point. Officers have yet to be convinced if more could not be made of the entrances to both the residential and commercial access, however details are required to show that the proposed site entrances are activated, legible and welcoming for future occupiers. Due to the combination of the staircase, bin stores and bike stores a large extent of the building at ground floor level would lack transparency towards the active areas outside. Detail is required to show natural surveillance of these areas would be possible

*Landscaping, Public Realm & Outdoor Amenity Space*

6.35 The applicant has developed an urban approach to their landscaping scheme, to improve the public realm to the north with communal areas and providing outdoor amenity on three different levels stepping the building. While at ground floor level the set back of the building at this point is welcomed, the area competes with providing four disabled parking spaces, informal communal area in addition to access path for bin and bike storage and back of house access. This has created disjointed communal areas that do not effectively tie together, in addition to a further triangular area to the rear of the building. The landscaped approach while effective in terms of seating, perennials, pavers and natural play features raises question on how useable these areas would be with only access directly from the front entrance or around the building to the south to the triangular area at the rear. SUDS appear to be beginning to be integrated into the design at the front of the site which is welcomed but clarification is required around how these work within the proposed site wider drainage strategy.



Fig. 10: Landscapng

6.36 On the upper levels the landscaping approach to the communal areas has developed well, with encouraging introduction of green roof areas to provide improved drainage strategies, timber play features, movable furniture socialising areas, low maintenance planting. The overall level of external playspace has yet to finalised but based on a policy compliant scheme of 50% affordable housing the level of amenity space would appear appropriate.

### Impact on Neighbouring Properties Living Conditions

6.37 One of the critical considerations for this site is the impact of the development on living conditions of existing and potential neighbouring properties. In terms of existing residential properties, the most sensitive are occupiers in Dartmouth House to the south, the 20 new flats currently being constructed to the north and the terrace houses along Bensham Lane.

6.38 A brief assessment of daylight and sunlight giving distances and demonstrating orientation has been provided which indicates that there would not be any significant adverse impact for these occupiers. However the applicant will need to demonstrate that this proposed relationship as well as with all other surrounding occupiers would continue to protect the amenities of the adjoining occupiers to an acceptable degree.

### *Privacy, Outlook and Sense of Enclosure*

6.39 The separation distance between Dartmouth House to the south and the proposed building is approximately 15 metres at its nearest point. However, owing to the shape of the Dartmouth House which is at 170 degrees to the block, it would appear that none of the primary habitable room windows face towards the site. A similar distance exists towards the rear two storey residential house of 20 Bensham Lane and the lower four storey section of the building to the north. Further details would be required to demonstrate that the proposed flats at first

floor to third floor level would not overlook this neighbouring site and that these neighbouring properties retain acceptable outlook. The four storey section would follow the building line of the part two/three storey residential flats currently being built to the east 10m away. The outlook of these properties face north and south; therefore officers are satisfied would not unduly impact on the outlook for these occupiers. The remaining neighbouring surrounding properties including those opposite have been identified as being at reasonable distances away, so as the development would not result in a harmful impact in terms of privacy, outlook or sense of enclosure.

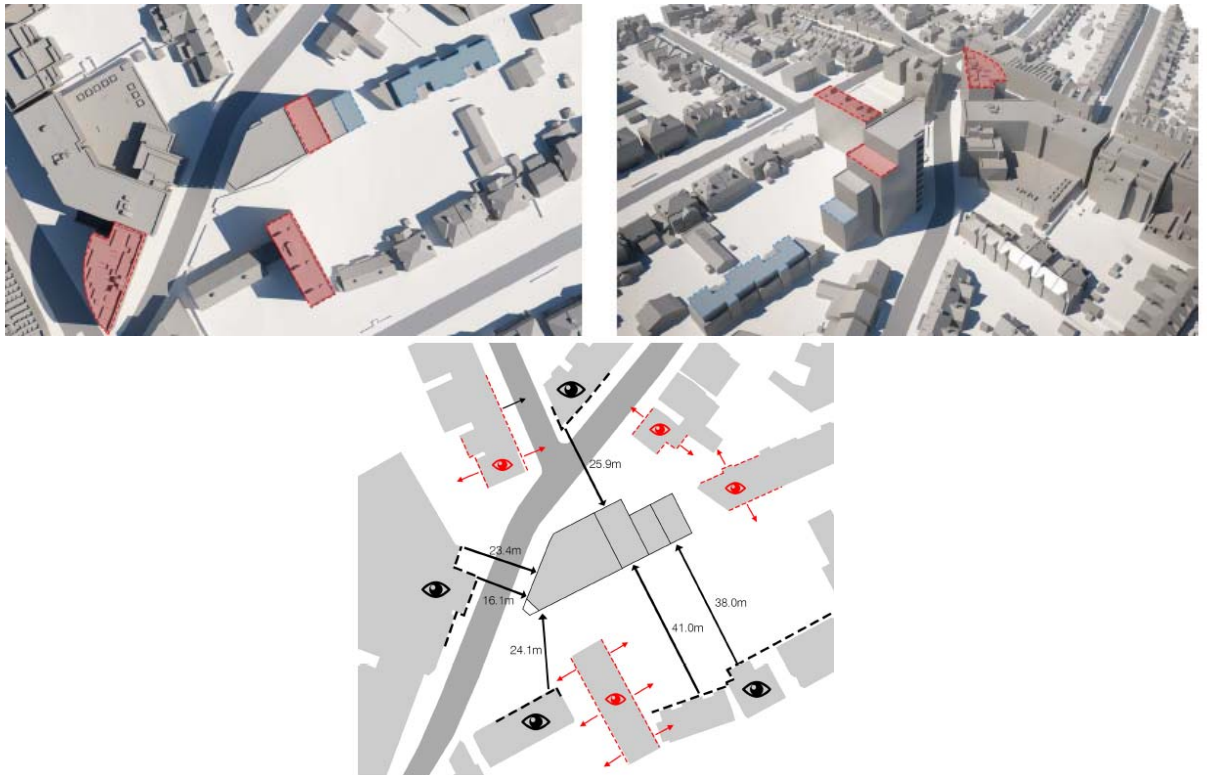


Fig. 11: Building position (top left), Massing (top right), Distance study (below)

### Highways and Parking

- 6.40 The site is located on Bensham Lane 66m from London Road (A235), for which TfL are the highways authority.
- 6.41 Given the high PTAL rating, the provision of an otherwise car free development is deemed acceptable. Residents will not be entitled to parking permits (secured through a s106 agreement) and the applicant would be expected to provide a car club space (as shown on the plans) as well as contribute to a number of other sustainable travel initiatives (including sustainable transport contributions to be secured through s106 agreement). The proposal includes cycle storage to be

line with London Plan requirements. TfL have confirmed that they are broadly supportive of this approach.

6.42 Given the characteristics of Bensham Lane, and also to ensure that healthy streets and public benefits of the scheme are delivered, notably the commercial unit at the southern tip of the site, a practical servicing strategy will be essential to demonstrate that the commercial unit can be serviced from Bensham Lane. The development includes refuse storage within suitable distance with separate arrangement for collection of commercial refuse bins. The proposal would reinstate the redundant crossovers and adapt the existing vehicle entrance point to the north to enable access for the 4 spaces. Officers are satisfied with this arrangement subject to detailing. The creation of the tree line front along the public highway would need further investigation to demonstrate that it is deliverable (and services within the footway do not prevent tree planting). The proposal would need to adapt the current single yellow line to a double yellow line immediately outside the premises. Officers also consider that a change in the current parking restrictions times would be required for which there would be a need for public consultation and officers would seek to secure funding for this as part of a s106 agreement.

6.43 A Construction Logistic Plan, delivery and servicing plan and travel plan would all be expected to be submitted in draft form upon application, considering the strategic importance of the road network surrounding the site.

#### Trees/Biodiversity

6.44 There are no trees on this site. The applicant is proposing to introduce a row of street trees along the front of the site on Bensham Lane. Officers welcome this approach but further intensive investigation is required to demonstrate that this would be possible. A variety of biodiverse measures have been suggested for the communal roof spaces details of which would need further examining. The scheme would be expected to meet the GLA's urban greening factor requirements. The building would be constructed close to neighbouring trees along the southern boundary of the site and therefore details of protection measures to these neighbouring trees would be required.

#### Planning Obligations

6.45 At this stage it is envisaged that planning obligations will be required to mitigate the impacts of the development. 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
- Sustainable travel contributions
- Highway works and public realm improvements

## **7 SPECIFIC FEEDBACK REQUESTED**

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 this location.
- ii. The height and bulk of the development, especially in the context of the Broad Green 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 materiality treatment is an appropriate response to its context.
- iv. The emerging landscape design and the public realm space at the northern end of the site.
- v. The level of affordable housing and whether an alternative mix to deliver 50% is acceptable.
- vi. The likely impact on neighbouring living conditions
- vii. Whether a car free development, with disabled parking provision, car club only for the residential component, is acceptable given the PTAL location.

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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.

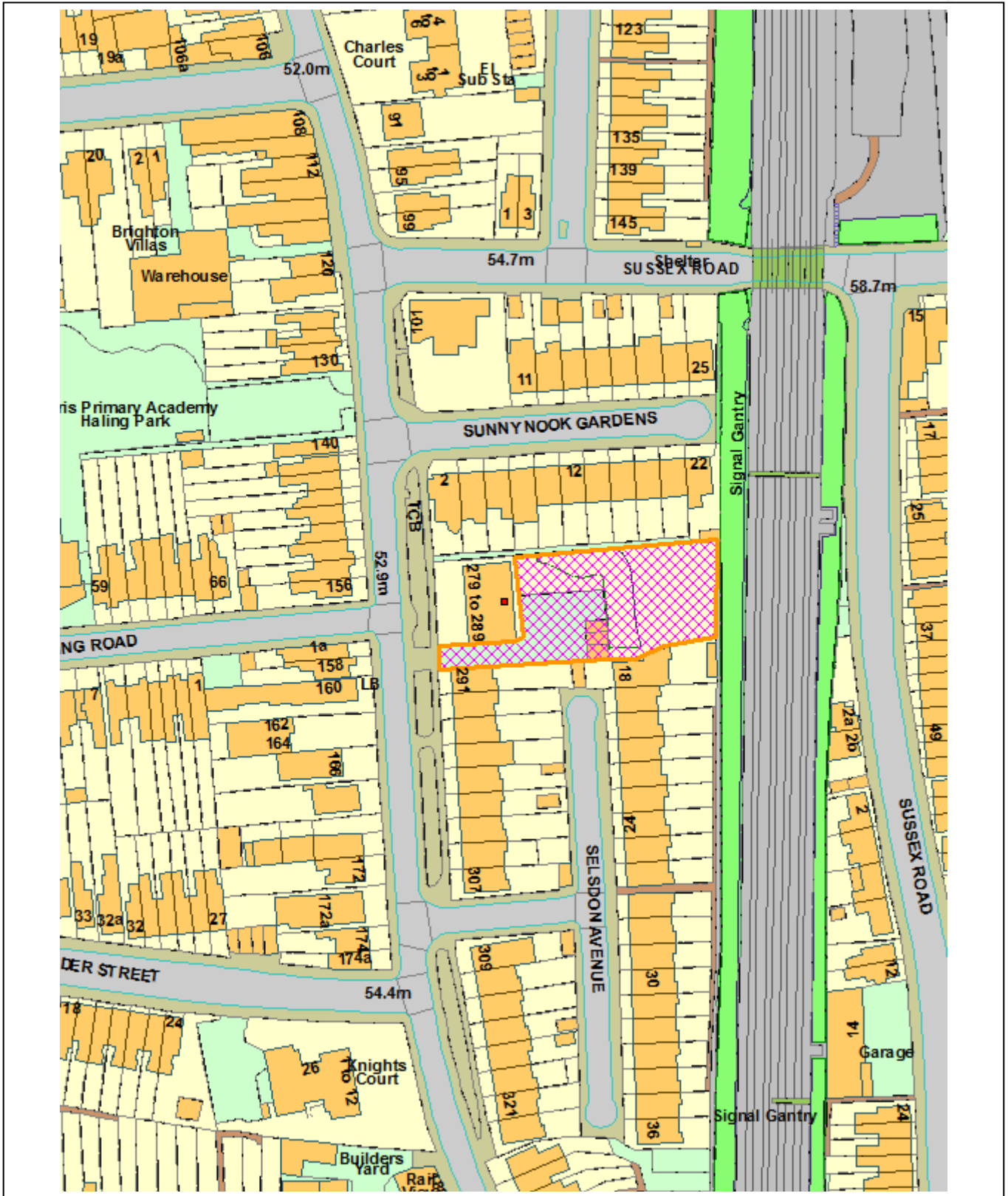
## **8. BACKGROUND DOCUMENTS**

- 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 SUMMARY OF APPLICATION DETAILS**

Ref: 20/01436/FUL  
Location: Land R/O 279-289 Selsdon Road, South Croydon, CR2 6PS  
Ward: South Croydon  
Description: Demolition of existing garages and erection of a three storey residential development of 8 flats, together with parking, landscaping improvements and other associated works.  
Drawing Nos: 0001,0003, 0005, 0006, 0007, 0008, 0030 Rev B, 0100 Rev E, 0101 Rev A, 0102 Rev A, 0103 Rev A, 0151, 0152 Rev A, 0171 Rev B, 0172 Rev B, 0173 Rev B, 0174 Rev B.  
Applicant: Brick by Brick Croydon Ltd  
Agent: Carter Jonas  
Case Officer: Helen Furnell

- 1.1 This application was first reported to Planning Committee on 27<sup>th</sup> August 2020. The Committee resolved to defer the application in order to allow officers to negotiate improvements to the quality of the design and context, more mitigation of privacy through design, to explore opportunities to improve the southernmost ground floor flat, to look at the proximity of the proposed playspace to the parking area and give more regard to residents with disabilities.
- 1.2 The original report is attached to this agenda as Appendix 1.

**2 SCHEME AMENDMENTS**

- 2.1 The Applicant has provided amendments to the design of the elevations; the location of and treatment to the playspace; and has provided additional information and justification in relation to accessibility issues.
- 2.2 The Applicant has provided revised elevations showing alterations to the brick colour, introduction of revised design detailing, introduction of arch features and revisions to balcony detailing.
- 2.3 The Applicant has provided a revised layout plan showing play equipment for an additional area of child playspace to be located within the rear amenity space. Additional landscaping would also be proposed around the playspace between the existing and proposed buildings to act as a boundary between the playspace and the parking area.
- 2.4 The applicant has submitted a range of information in relation to accessibility issues, including: justification for why an M4(3) cannot be provided on site, justification for why a lift cannot be provided on site, financial justification for why two existing units cannot be combined to create a larger unit which would be M4(3) compliant, and justification for why a disabled parking bay cannot be provided.

### 3 CONSULTATION RESPONSES

- 3.1 The changes proposed to the development since it was last presented to planning committee are minor in nature and therefore no further public consultation was carried out.
- 3.2 Officers are, on balance, satisfied that the amendments and the additional justification provided would address the reasons for deferral.

### 4 FURTHER ADVICE ON MATERIAL PLANNING CONSIDERATIONS

4.1 The applicant has undertaken a review of the surrounding context to the building and has made some minor amendments to the façade design of the building. The changes are as follows:

- The façade material has been changed to a red brick to reference Sunnynook Gardens, but the material will have tones of brown to relate it to the building on the front of the site.
- The existing building is referenced by horizontal soldier course banding on each floor level.
- The façade would be symmetrical with generous vertical openings to reference the proportions of the Victorian terraces on Selsdon Road.
- At ground floor level, protruding brick headers will reference the ground datum, which references Sunnynook Gardens as buildings in that road have an articulated base to the buildings.
- The entrances to the buildings are expressed as arches to also reference features found at Sunnynook Gardens.



*Previous proposal*



*Current Proposal*

- 4.2 The overall level of detailing in this proposed design is considered acceptable and the references to other features in the locality is considered to be an improvement to the design of the building. Officers are supportive of the horizontal banding, the vertical openings, the protruding brick headers and the revision to the brick colour. The approach that references the brick arches found in Sunny Nook Gardens is supported in principle, however, the relationship between the arches and the floor slab behind has not been fully resolved. Further detail can be secured by the imposition of a planning condition requiring the submission of further detailing.
- 4.3 The Committee raised concern with the balcony design and the privacy aspects of the balcony screening. In response to this, the design of the balcony screening has been

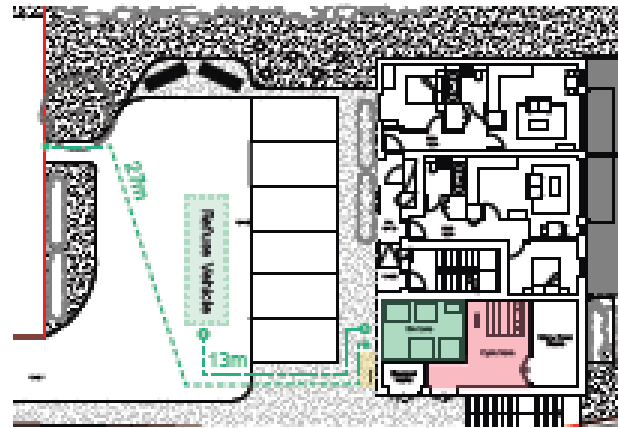
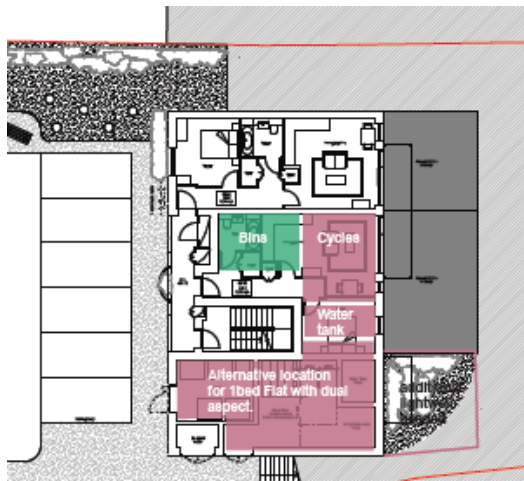
amended from a simple railing with a graduated angle at the side, to the use of arch features on the top of the balustrade railings (reflecting the changes on the front elevation) and the use of a full height screen on the side of the balcony.



*Previous proposal*

*Current proposal*

- 4.4 This change is considered acceptable and reflects features found in the locality of the site. Refinement of the balcony balustrade and screening detail can be controlled by the imposition of a planning condition.
- 4.5 In addition to the elevation and balcony design considerations discussed above, concern was raised at the previous Committee meeting regarding the quality of accommodation for the southernmost ground floor flat. Concern was raised in relation to the single aspect nature of this flat and internal lighting levels. Since the Committee meeting, options have been explored with the applicant for ways to increase light levels to this unit and options to see if it could be made dual aspect. These options are considered in more detail below:
- 4.6 Option 1 – this proposed moving the flat further south and swapping it with the bin/cycle store and water tank on the southern side of the building. This option has been discounted by the applicant as not only would it result in additional costs for retaining walls (by having two separate lightwells rather than one that is subdivided), but it also means that there is a longer route between the existing building and the proposed bin store, which makes it in excess of the maximum carry distance for residents stipulated in the Building Regulations. On this basis this option has been discounted.



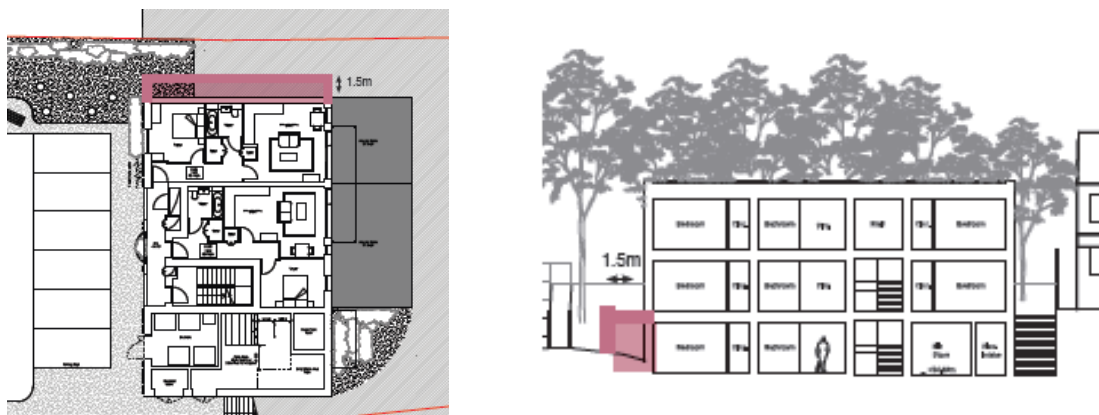
- 4.7 Option 2 – this explored alternatives for moving plant locations within the building to see whether or not it would be possible to have a front window on this unit. The plant in question are risers. These are unable to be located within the stair core as this would cause a conflict with fire regulations (Part B of the Building Regulations stipulates that an electrical riser cannot be located in a protected escape route). The risers are unable to be located in alternative locations to the front of the flat as they rise up throughout the building and on upper floors would block access to the entrances to upper floor flats. Therefore, this option has been discounted.
- 4.8 Option 3 – this proposes a glazed panel in the front door to the flat and a glazed fanlight above the door. This would allow additional light to enter the flat and its provision can be controlled by the imposition of a planning condition. Whilst a revised daylight and sunlight assessment has not been submitted to show the level of improvement, the provision of a glazed panel and a glazed fanlight would allow increased light levels into this flat. In addition, the condition requiring details, will be able to ensure that the openings are of a sufficient size to allow light to enter. Therefore, this option is acceptable.
- 4.9 Concern was raised at the last Committee that the proximity of the proposed playspace to the parking area could lead to safety concerns. As a result of this, the applicant has submitted an alternative proposal which incorporates additional play equipment within the rear amenity space. In addition, play equipment is retained between the buildings, but a boundary hedge between the play equipment and the parking area is proposed. This proposed arrangement is acceptable and the details of landscaping and playspaces are proposed to be controlled by the imposition of a planning condition.





4.10 Committee requested more regard be given to residents and visitors with a disability. Since the deferral, this issue has been looked at in more detail to see if an M4(3) unit, disabled parking bay or a lift could be provided and to see if changes could be made to the access barrier across the vehicle entrance.

4.11 In order to provide an M4(3) unit to the scheme, additional floorspace would need to be created. Additional information has been submitted to show how this could be accommodated.

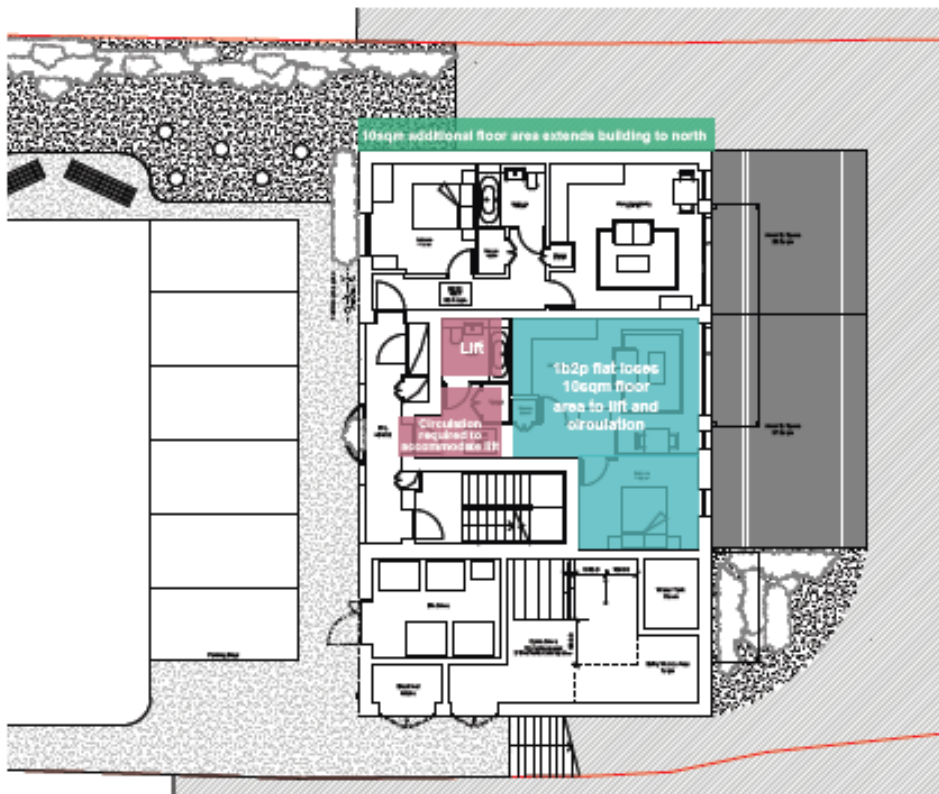


4.12 It would require an additional 1.5m strip to the north of the building to ensure that there is sufficient manoeuvring space for a wheelchair. This would bring the development closer to properties in Sunnynook Gardens, would narrow the access to the rear amenity space and would also have a negative impact on the design of the building.

4.13 There is also a financial dimension to accommodating a M4(3) unit within the development. The applicant has explored options to incorporate an M4(3) unit, including the additional size of the building outlined in the diagrams above and also by combining the two ground floor units to make a larger M4(3) unit. In both options, the financial impact of the changes would render the scheme unviable (and this has been

demonstrated in revisions to the Financial Viability Assessment). Officers are satisfied that an M4(3) unit cannot be accommodated within this proposed development.

- 4.14 Additional information has been submitted to provide justification as to why no lift has been provided. The supporting text to policy D7 (accessible housing), of the 'Intend to Publish' London Plan 2019 sets out that in exceptional circumstances, the provision of a lift to dwelling entrances may not be achievable and that in blocks of four storeys or less it may be necessary to be flexible. Small scale infill developments, of which the development proposed is an example, are one of the types of development that the flexible approach can be applied to.
- 4.15 In this case, there are two elements to the additional justification: financial and design implications. Firstly, the financial implication. There is an additional cost of £65,000 in order to provide a lift to the building. This amount would have a significant impact on the viability of the scheme, resulting in the scheme being unviable. Secondly, there are the design and layout implications of the provision of a lift. Layout plans have been submitted which show that if a lift was to be incorporated within the building, this would require an increase in the footprint of the building.



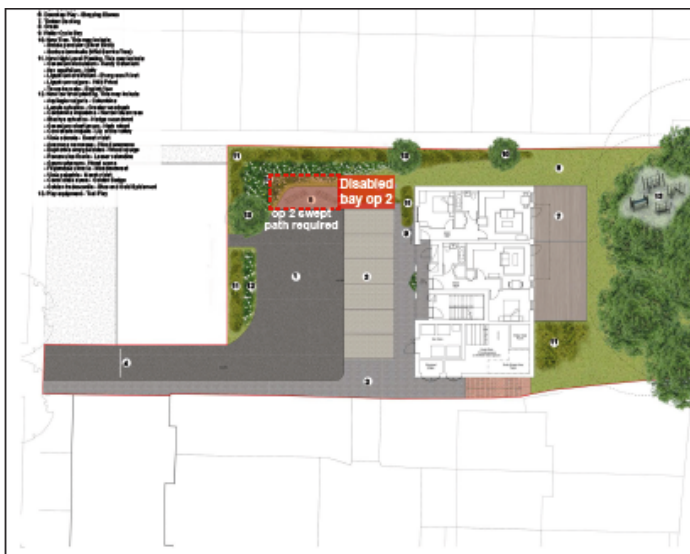
- 4.16 The footprint of the building would need to increase by 10 sqm to accommodate a lift and this would require the building to move 1m closer to the northern boundary of the site. This would bring the proposed building in closer proximity to properties in Sunnynook Gardens. This would have an increased impact on the amenity of occupiers of these properties by way of increased impact on outlook and would increase overshadowing to the rear of these properties. On balance it is considered that a flexible approach to the provision of a lift is appropriate in this case as the incorporation of a lift into this development with a larger building footprint would have a detrimental impact on the occupiers of adjoining properties. On this basis, the development is proposed without a lift and this approach is acceptable to officers.

4.17 The applicant has been clear that they do not want to make proposals that would remove an existing parking space for existing residents. Therefore, if a disabled access bay is to be proposed, this would have to be in addition to the 6 parking spaces already proposed. Options have been considered to put it either on the north or south side of the existing row of spaces or immediately to the rear of the existing property. All of these options have been looked at in detail.

4.18 Any bay to the south of the existing spaces would result in an obstruction to the refuse store and would impinge on the manoeuvring area for the refuse truck. This would result in the scheme not being able to be serviced on site. Any servicing off-site would not comply with the specified drag distances for waste services personnel and would result in the building not being able to be serviced. This option is considered to be unacceptable.



4.19 Any bay to the north of the existing spaces would result in a loss of landscaping and playspace which would be significant, given the need for manoeuvring space behind the parking bay. This would result in a scheme that does not include any accessible playspace and is considered unacceptable.



4.20 Any bay immediately to the rear of the existing building would also impinge on the manoeuvring area for the refuse truck and is unacceptable for the same reasons as a bay to the south of the existing spaces.

4.21 Given that options have been explored, it has been accepted by officers that an additional disabled parking bay cannot be accommodated on site.

4.22 The access barrier proposed is the same form as the existing access barrier. The applicant has confirmed that the barrier will be locked using a standard fire brigade key that is accessible to all of the emergency services. Provision is also to be made to allow the Council's waste services vehicles and existing residents to access the site. Further details of this are proposed to be agreed within a Car Park Management Plan that will be required by a planning condition. Whilst proposed residents will not be able to get vehicular access to this area, on balance, this is considered to be acceptable to ensure that the area is managed appropriately for existing residents and servicing.



4.23 In conclusion, it is considered that the proposed design changes are an improvement and acceptable, the changes to the landscaping and play space are an improvement and acceptable, the changes to glazing to the ground floor unit are an improvement acceptable and that sufficient justification has been provided for why further changes relating to accessibility have not been incorporated into the scheme.

## 5 RECOMMENDATION

5.1 The recommendation is as set out in the original Committee report attached as Appendix 1, with the inclusion of 2 extra conditions:

- 1) Details of glazed panel and glazed fanlight to ground floor flat (pre-ground slab)
- 2) Details of relationship of brick arches to first floor slab (pre-ground slab)

**PART 6: Planning Applications for Decision**

**Item 6.2**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/01436/FUL  
 Location: Land R/O 279-289 Selsdon Road, South Croydon, CR2 6PS  
 Ward: South Croydon  
 Description: Demolition of existing garages and erection of a three storey residential development of 8 flats, together with parking, landscaping improvements and other associated works.  
 Drawing Nos: 0100 Rev C, 0003, 0005, 0006, 0007, 0008, 0172, 0101, 0030, 0173, 0103, 0151, 0152, 0174, 0171, 0102, 0001, 04 Rev A.  
 Applicant: Brick by Brick Croydon Limited  
 Agent: Carter Jonas  
 Case Officer: Helen Furnell

	<b>1 bed / 2 person</b>
<b>Proposed Flats</b>	8

It is proposed that all of the proposed flats would be affordable rent.

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
6	13

1.1 This application is being reported to Planning Committee because the ward councillor (Councillor Maria Gatland) and the 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 prior to the completion of a legal agreement to secure the following:

- a) Delivery of all units as affordable housing (affordable rent)
- b) Car parking permit free restriction for future residents
- c) £5,000 sustainable transport contribution (towards off-site car club provision, membership and other local sustainable transport initiatives)
- d) Travel Plan monitoring
- e) Monitoring fees for all obligations
- f) Any other planning obligations considered necessary

2.2 That the Director of Planning and Strategic Transport is delegated authority to negotiate the legal agreement indicated above

2.3 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

## Conditions

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions (compliance)
3. Construction logistics plan (prior to commencement)
4. Details of connection to foul and/or surface water drainage system to be submitted including SUDS (prior to commencement)
5. Details of intrusive site investigation and remediation works (prior to commencement)
6. Refuse storage for the existing flats during construction (prior to commencement)
7. In accordance with tree protection plan (compliance – measures to be installed prior to commencement)
8. Details and samples of materials to be submitted (including window reveals, balustrade/privacy screen details) (pre-ground slab)
9. Refuse and cycle storage for the proposed development (pre-ground slab)
10. Contaminated Land verification report to be submitted (pre-ground slab)
11. Details of lighting (pre-ground slab)
12. Electric vehicle charging point to be submitted (pre-ground slab)
13. Installation of biodiversity/habitat creation measures (pre-ground slab))
14. Details of mechanical ventilation to rooms facing the railway. (pre- ground slab)
15. Details of noise barrier on east boundary (prior to occupation)
16. Details of air source heat pump and associated plant. (pre-ground slab)
17. Landscaping to be submitted (hard and soft landscaping, boundary treatment, doorstep playspace and surface treatment) (prior to occupation)
18. Details of tree planting (prior to occupation)
19. Details of noise barrier on east boundary (prior to occupation)
20. Travel plan (prior to occupation)
21. No more windows in any elevation (compliance)
22. Car parking provided as specified (compliance)
23. 110 litre Water usage (compliance)
24. CO2 Carbon Reduction (compliance)
25. Unexpected contamination (compliance)
26. In accordance with recommendations of the noise assessment (compliance)
27. Inclusive access M4(2) (compliance)
28. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

## Informatives

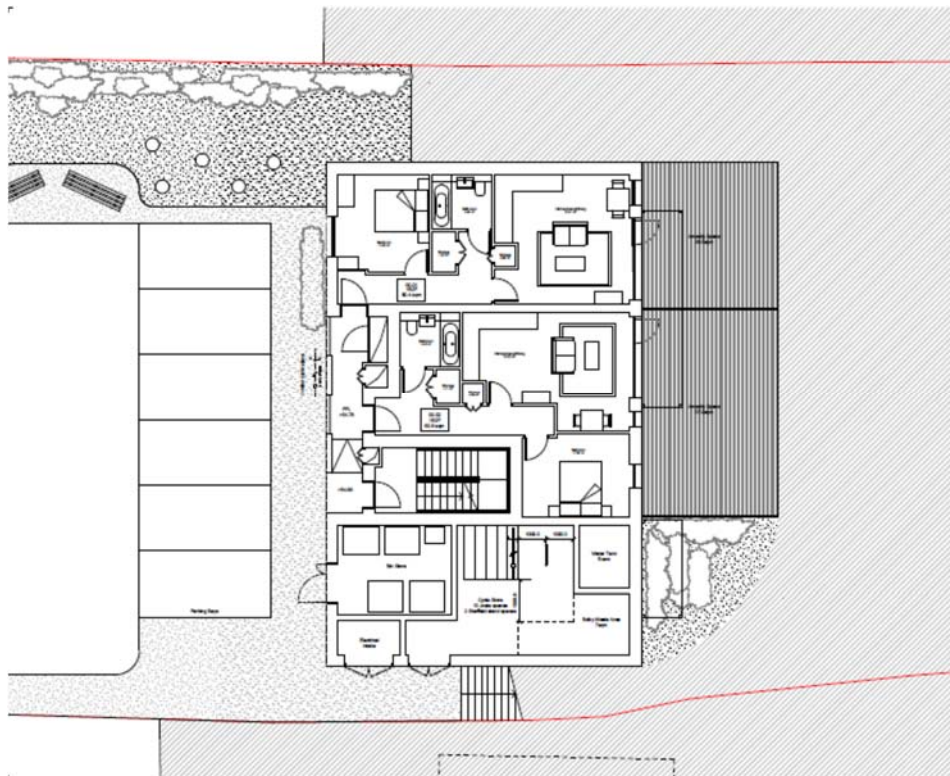
- 1) Granted subject to a Section 106 Agreement
- 2) Community Infrastructure Levy
- 3) Code of practise for Construction Sites
- 4) Network Rail advice
- 5) Light pollution
- 6) Requirement for ultra-low NOx boilers
- 7) Thames Water informatives regarding underground assets and public sewers
- 8) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

- 2.4 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.
- 2.5 That, if by 27th November 2020 the legal agreement has not been completed, the Director of Planning and Strategic Transport is delegated authority to refuse planning permission.

### 3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of 3 garages and bin store, and the removal of 6 washing lines and 2 trees located to the rear of 279-289 Selsdon Road
- Excavation of existing land levels, construction of a 3 storey building containing 8 x 1 bed/2 person flats, bin store (for existing and proposed flats) and cycle store.
- Proposed materials are a simple palette of predominantly light grey brickwork, mid grey metalwork to be used on the window frames and doors, and dark brown metalwork to be used on balustrades.
- Landscaping materials to be grey tones in the hardscape, new tree planting, high and low planting, wooden doorstep play and benches.
- Retention of existing access, with retention of 6 parking spaces on site and pedestrian access to existing and proposed flats.
- Arrangements in place to retain and protect trees located at the rear abutting the rail line.
- All dwellings proposed to be affordable rent tenure.



Proposed site plan (ground floor layout)

- 3.2 The scheme proposes a single 3 storey block, with staircase access to the upper floors and deck access to each flat. Refuse and cycle storage would be provided within the

ground floor of the building. The proposed block would be set 18 metres back from the rear of the existing flats on the site, and would be no closer to the properties in Sunnynook Garden than the existing flats and would be set away from the boundary with properties in Selsdon Avenue. The scheme would allow for the replacement of 6 parking spaces for residents of the existing flats and would introduce a shared amenity and doorstep play space.

- 3.3 Amenity space would be provided in the form of private balconies for the upper floors and terraces within light wells for the ground floor flats. A new staircase is proposed on the south side of the proposed building to allow access for existing and proposed residents to the rear communal amenity area.



CGI – View of building frontage with parking area and playspace

### Site and Surroundings

- 3.4 279-289 Selsdon Road is a three storey block of 6 flats that is situated to the east side of Selsdon Road. It has a vehicular access to the south side of the building with an area of hardstanding and block of three garages to the rear. Beyond this is a large area of communal garden space which rises significantly in level from the front to the rear (west to east). There is also a second land level change within the site with land levels rising from south to north, up to the rear gardens of Sunnynook Gardens. There are mature trees to the rear and the railway line runs directly to the east.
- 3.5 The residential cul-de-sac Sunny Nook Gardens is located directly to the north with rear gardens of these dwellings located adjacent to the application site. A pedestrian access path to these rear gardens runs along the northern boundary of the site. To the south, dwellings front Selsdon Road and residential cul-de-sac Selsdon Avenue abuts the site at the rear of the southern boundary, the flank wall of No.18 facing the site.
- 3.6 There are no specific development plan policy constraints related to the site. The site has a PTAL of 5 indicating very good access to public transport. The area is considered



to be at low risk of surface water flooding and has potential for groundwater flooding to occur to the surface.



Aerial view highlighting the proposed site within the surrounding area

### **Planning History**

3.7 In January 2020, officers engaged in a pre-application discussions with the current applicant, initially proposing a scheme of 9 x 1 bed flats (LBC Ref 20/00034/PRE). In responding to the first pre-application meeting, officers raised concern regarding the impact of the proposal on the occupiers of adjacent properties and on visual amenity. The quality of the proposed units and amenity space was problematic and the developer was encouraged to reconsider the building's siting and massing to ensure no harmful impact in these regards. For the second pre application meeting, the scheme was reduced to 8 x 1 bed flats and the siting and massing of the proposal was altered and the arrangement of dwellings was amended. Officers were more comfortable with the revised proposals presented at the second pre-application meeting.

3.8 There is no other relevant planning history

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

- The principle of intensified residential development is acceptable given the national and local need for housing.
- Whilst the existing garage court is in use by Croydon residents, the closest resident who leases a garage lives in excess of 900m of the site and therefore it is unlikely that the garages are being used for parking so their loss is accepted.
- The proposal would contribute positively to the supply of affordable housing..
- The scheme would provide high quality architecture and would appropriately respond to site context with suitable relationships to the form, mass and appearance

of the existing properties on the application site and adjoining properties in Selsdon Avenue and Sunnynook Gardens.

- The living conditions enjoyed by neighbouring residential occupiers would not be overly harmed by the proposed development (in terms of daylight, sunlight, enclosure and privacy effects).
- 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).
- The level of parking and impact upon highway safety and efficiency would be acceptable subject to mitigation measures.
- The loss of trees is acceptable, subject to replanting and protection of trees to be retained.
- 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.

### **Network Rail (LLFA) (Statutory Consultee)**

5.2 Have provided comments stating that it must be ensured that the development during construction and after completion does not:

- encroach on network rail land,
- affect the safety, operation or integrity of the company's railway and its infrastructure,
- undermine its support zone,
- damage the company's infrastructure,
- place additional load on cuttings,
- adversely affect any railway land or structure,
- over-sail or encroach upon the air-space of any Network Rail land,
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future.

5.3 Further comments are also provided in relation to the impact of the development in terms of future maintenance, drainage, plant and materials, scaffolding, piling, fencing, lighting, noise and vibration, and vehicle incursion, in order to ensure that the rail network is protected. Network Rail advise the developer to be in contact with the Network Rail Asset Protection Team. An informative has been included.

### **Lead Local Flood Authority (LLFA) (Non Statutory Consultee)**

5.4 Initially issued a holding objection subject to the submission of additional information. Following additional information the LLFA commented that the submitted strategy and overall approach meet most of the LLFA requirements, and the additional information addresses a number of the queries. However, some clarifications and additional information are still required. Given the nature of the outstanding information, this could be reviewed as part of a planning condition, should the application be consented. The LLFA recommendation is: no further objection subject to a suitable planning condition.

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of 21 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: 11                      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>	
New housing not welcomed in this area	The provision of new housing is in accordance with adopted policy.
<i>Housing Issues</i>	
Communal amenity and drying area would be remote from the existing flats and not accessible for anyone with mobility issues.	Communal space is proposed between the existing and proposed flats that would be accessible.
<i>Townscape and Design</i>	
Will be out of character with the mostly 2 storey pitched roof surroundings.	The character of the building has been assessed in its context. Also see paragraphs 8.18 – 8.21.
<i>Scale of Development Density Issues</i>	
No room for this development to take place.  Will result in overcrowding of the site.  Site not large enough for 8 flats – will result in overdevelopment.  Will be dominating and overbearing on surrounding properties.	See paragraphs 8.12 – 8.21 and 8.31-8.32.
<i>Neighbour Impacts</i>	
Development will block natural light.  Development will compromise right to light.	See paragraphs 8.33-8.36.

<p>Loss of privacy from new development.</p> <p>Overlooking from new windows to existing flats.</p> <p>Will result in increased noise and pollution.</p>	
<p><i>Highways, Traffic and Parking</i></p>	
<p>Disruption to existing resident's ability to park on site during construction.</p> <p>Safety concerns from construction vehicles moving around the site whilst residents still living there.</p> <p>Access is not suitable.</p> <p>Will make existing parking problems worse.</p> <p>No parking proposed for new flats – unrealistic that new flats will not generate any parking demand.</p> <p>Service and delivery vehicles will block parking area.</p>	<p>See paragraphs 8.37-8.46.</p>
<p><i>Trees, landscaping and Biodiversity</i></p>	
<p>Concreting over rear gardens will result in more flooding.</p> <p>Loss of wildflower area at the rear of the site.</p> <p>Concern that trees will be damaged by the excavation of soil during development.</p> <p>Removal of grassed area will exacerbate existing drainage problems in the area.</p>	<p>See paragraph 8.50</p> <p>See paragraph 8.49</p> <p>See paragraph 8.47-8.48</p> <p>See paragraph 8.50</p>
<p><i>Other Issues</i></p>	
<p>New flats will be impacted by noise from the rail line.</p> <p>Brick by Brick have already carried out a soil test and left a mess on site which was</p>	<p>See paragraph 8.54</p> <p>This is not a material planning consideration.</p>

<p>only cleared up following complaints to the Council.</p> <p>Devaluation of property value.</p> <p>No provision for local infrastructure.</p> <p>Submitted information is misleading. During public consultation local residents were against the development, but information says local residents in support.</p> <p>Concerned that Brick by Brick is tied in with Croydon Council and that there is no transparency.</p>	<p>This is not a material planning consideration.</p> <p>The application is CIL liable.</p> <p>The application has been assessed against the information received and against planning policy. Residents are able to comment on the application and make their views known.</p> <p>Brick by Brick applications are assessed against the same planning policies as all applications determined by council. 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).</p>
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6.3 Cllr Maria Gatland (Ward Councillor) has referred the application to Planning Committee on the following grounds:

- Building on resident's only piece of greenspace.
- Detrimental to the amenity of future residents.
- Will be dominant and overbearing to existing residents, and will affect their privacy.
- Residents will suffer noise and the removal of their greenspace.
- There is no ecology report that in this era of climate change is vital to see.
- Will also affect residents in Sunnynook Gardens and Selsdon Gardens with privacy and noise issues.

6.4 Cllr Paul Scott (Planning Committee Vice-Chair at the time of the referral) referred the 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;

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
- 7.19 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

- DM17 Views and Landmarks
- SP6 Environment and Climate Change
- DM23 Development and construction
- DM24 Land contamination
- DM25 Sustainable drainage systems and reducing flood risk
- SP7 Green Grid
- DM27 Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

### 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
- D8 Public Realm
- 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 mix
3. Townscape, design and visual impact
4. Housing quality for future occupiers
5. Residential amenity for neighbours
6. Parking and highway safety
7. Trees, landscaping and biodiversity
8. Flood risk
9. Sustainability
10. Other planning matters

### **Principle of Development**

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 was an additional 44,149 new homes by 2036, but at the time, there was currently limited developable land available for residential development in the built up area and was considered only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018) which separates this target into three relatively equal 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 the process of being further amended) proposed 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 South Croydon which is identified in the “Places of Croydon” as an area where sustainable development can occur and includes windfall and infill sites. The Croydon Suburban Design Guide (2019) was adopted last year, which set out how suburban intensification can realise high quality outcomes; thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, 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 The site is currently occupied by existing flats with associated garaging and a communal amenity space. The garaging appears to be used more for domestic storage purposes rather than off street car parking and notwithstanding residents’ concerns over the loss of the current garages, there is no protection (in town planning terms) of domestic storage uses.
- 8.6 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 Mix**

- 8.7 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. It sets 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 PTALs of 4-6, the requirement is 60% 3+ bedroom units. That said, Policy DM1.1 also advises that within the first three years of the CLP, the requirement for 3 bedroom homes can be substituted by 2 bed 4 person homes.
- 8.8 Bearing in mind that this scheme proposes less than 10 residential units, the requirements of Policies SP2.7 and DM1.1 carry less weight. In addition, the applicant has submitted a viability note setting out that it is not financially viable, particularly in the context of delivering affordable rented accommodation, to provide family accommodation. This position is accepted.

### **Affordable Housing**

- 8.9 The CLP (2018) states that to deliver affordable housing in the Borough on sites of ten or more dwellings, the Council will negotiate to achieve up to 50% affordable housing, subject to viability and will seek a 60:40 ratio between affordable rents homes and intermediate (including shared ownership) homes unless there is an agreement with a Registered Provider that a different tenure split is justified.
- 8.10 As this scheme proposes less than 10 new homes, there is no specific policy requirement to deliver a proportion of these homes as affordable housing. However, the developer has advised that they intend to deliver all 8 x 1 bed flats as affordable rented accommodation. Whilst it is acknowledged that residents might well prefer a balance between private sale and affordable housing, there is significant lack of affordable housing across the borough. The delivery of 100% affordable housing represents a benefit of the scheme which should also be considered and balanced against other aspects. Whilst not necessarily a policy requirement, officers feel it would be reasonable and necessary (when considering the scheme as a whole) to secure

these flats as affordable homes as part of a subsequent planning permission via an associated S.106 Agreement.

- 8.11 The scheme would positively contribute to the delivery of new homes (including affordable homes).

### **Townscape and Visual Impact**

- 8.12 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.

#### Site Layout

- 8.13 The rectangular shape of the site, the changes in land level, the need to re-provide existing parking spaces, the need to ensure the amenity of existing residents is retained, the need to protect mature trees at the rear of the site and the presence of the rail line, have determined the approach to site layout. A 3 storey block, similar in form to the existing block on site has been proposed on the location of the existing site garages. This cuts in to the slope to ensure that there is a sufficient distance of 18m to the existing flats and also retains the trees to the rear (with appropriate tree protection). The proposed flats are on a similar alignment to the properties in Selsdon Avenue and would be no closer to the properties in Sunnynook Gardens than the existing flats.
- 8.14 A communal amenity space is retained at the rear of the site, but there is a level change to access this space. In addition doorstep play and a small amenity area is proposed in the area between the existing and proposed flats. This area would be accessible to those with mobility issues.
- 8.15 Six parking spaces are proposed and there would be sufficient space to allow refuse vehicles to turn on site. A separate pedestrian access into the site has also been proposed, which is an improvement on the current situation.
- 8.16 In terms of the visual impact of the proposed layout, the proposed siting of the building would be visible in the streetscene (as with the existing garages). However, the visibility of the building does not in itself cause harm and is considered appropriate.
- 8.17 It is considered that the layout of the site is appropriate and has also been set out in a way to minimise the impact on neighbouring properties.



8.20 The massing of the proposed building would project further forward than the adjacent property on Selsdon Avenue. However, the building would not encroach beyond a 45 degree line from the nearest window and therefore, the massing is considered acceptable.

8.21 The height of the proposed flats is comparable to the height of the existing flats. Given the relationships with nearby buildings, the massing of the proposed flats is acceptable.

Architectural Expression

8.22 The building facades would have a fairly simple composition, but this is reflective of the existing flats on the site. The horizontal and vertical elements of the proposed building pick up on similar horizontal and vertical elements of the existing flats.



Existing flats



Proposed building

8.23 The proposed building works well with the composition being a modern re-interpretation of the style of the existing flats. The proposed grey brick is not typical of the area, but would be of a high quality. As the design is generally considered to be in-keeping with the host property in terms of its fenestration and detailing, it is acceptable. The proposed use of PPC aluminium to ironmongery and windows is acceptable. There should be a minimum window reveal depth of 225mm to give depth to the façade. Specifics of the details of materials and window reveal depth can be controlled by planning condition.

8.24 The privacy screen solution to the rear balconies of taller, angled fins will limit oblique views out and therefore protect the privacy of adjoining occupiers. The exact design of the privacy screening should be conditioned, but the details shown are supported by officers



Proposed balcony



8.25 Overall, officers consider the design of these proposals to be well considered and appropriately deals with the challenges of the site in a sensitive and innovative manner and suitably optimises the development potential of the site in line with CLP policy and supplementary guidance contained in the Suburban Design Guide SPD.

## **Housing Quality for Future Occupiers**

- 8.26 All of the proposed new units would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS) and would be dual aspect, although it is recognised that the central unit on each floor is only dual aspect by virtue of the entrance door.
- 8.27 As regards external amenity space, the London Housing SPG states that a minimum of 5 square metres of private outdoor space should be provided for 1-2 person dwellings and an extra 1 square metres for each additional occupant. Private amenity space has been provided for the upper floor flats of 5sqm, which is in accordance with the requirements.
- 8.28 The application includes the retention of a communal amenity area and the trees at the rear of the site. Due to the changes in land level, this will not be accessible to any residents with mobility issues. However, an area of communal amenity is also proposed between the existing and proposed flats and this area, which would be improved from its existing condition and will include a seating area and an area of doorstep play. The retained communal amenity spaces, both between the existing and proposed buildings and the area to the rear of the proposed building would be available for both the existing and proposed residents. This arrangement is acceptable.
- 8.29 The planning application was accompanied by a daylight and sunlight assessment which identified that whilst most rooms complied with the requirements. The two ground floor living areas would experience reduced sunlight and daylight than BRE standard, compounded by the presence of balconies above the windows to these rooms. However, these have been sited adjacent to each other so that light can filter either side (and to minimise overlooking to neighbouring properties) and these balconies are required to ensure that the flats above have access to private amenity space. Whilst the lighting to these units is not ideal (achieving 0.8/0.9 ADFs against a target of 2% and 8/12% APSH annually and 2/3% APSH in winter against a target of 25% and 5% respectively), they would have access to a very large private amenity space of 26.5 sqm (for flat 00.01) and 37.9 sqm (for flat 00.02), which is well in excess of the minimum private amenity space requirements. The size of these private amenity areas has taken into account the 25 degree line, due to their positioning adjacent to the cut away land levels and in effect, them being a sunken garden. No details have been provided of the edge protection/boundary treatment to these sunken gardens, but this could be secured by the imposition of a planning condition. On balance, set against the pressing need for affordable rented homes, this arrangement is considered to be acceptable.
- 8.30 Any noise issues associated with noise from outside the site 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. Further consideration of noise issues can be found later in this report.
- 8.31 Level access would be provided to the building and internally all flats would comply with part M4(2) of the Building Regulations. However, as complete level access can only be provided to the ground floor units, (as staircase access is given to the upper floors), it is only the ground floor units that can comply with part M4(2) fully. Whilst the amenity space to the rear is accessible only via steps, there is the area of communal

amenity space that is located between the existing and proposed buildings that is accessible.

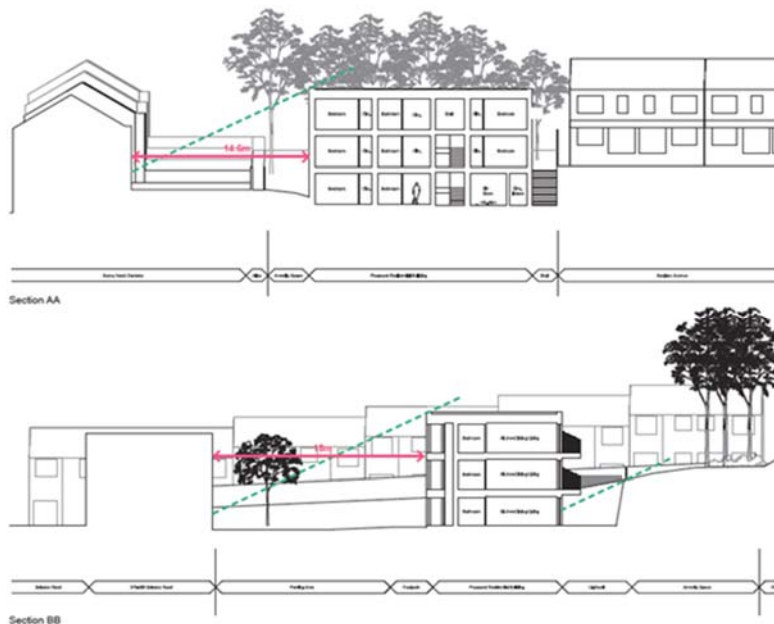
## **Residential Density and Effects on Immediate Neighbours**

### Density of Development

- 8.32 The site has a suburban setting with a PTAL rating of 5 and as such, the London Plan indicates that the density levels ranges of 200-350 habitable rooms per hectare (hr/ha). It also advises that where there is an average of 2-3 habitable rooms per unit, a scheme should normally expect to achieve 70-130 units per hectare. Treating the combined living/kitchen/dining areas as a single habitable room, the proposed density of development would equate to around 106 habitable rooms per hectare and 53 units per hectare, for the red line application site.
- 8.33 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 was discussed earlier in this report 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.

### Neighbour Impacts

- 8.34 The application site is within an established residential area and as advised above, its impact on local character would be acceptable. The site has relatively close relationships to neighbouring residential properties and the adjacencies and the extent to which overlooking and outlook has been mitigated is an important consideration.
- 8.35 There is a distance of 18 metres between the proposed and existing flats at the site, which is in compliance with the requirements of the Suburban Design Guide (2019) to avoid overlooking and is acceptable. The distance and height of the proposed building also does not impinge on a 25 degree line taken from the centre of the existing ground floor windows. The proposed block of flats is no closer to properties in Sunnynook Gardens than the existing flats and there are no windows that would face towards these properties. Given that the proposed block is set into the rising land levels, and that the proposed building does not encroach beyond a 45 degree line taken from the centre of the nearest ground floor windows the height of the proposal is acceptable in the context of the properties in Sunnynook Gardens. The proposed block would project forward of the existing adjacent properties in Selsdon Avenue, but they would not encroach beyond a 45 degree line drawn from the centre of the nearest window and therefore are considered to be acceptable in terms of outlook.
- 8.36 Therefore, having considered all of the above against the backdrop of housing need, officers are satisfied that the scheme proposes an acceptable impact on the occupiers of neighbouring properties.



Relationships with existing buildings.

### Daylight and Sunlight Effects

- 8.37 The assessment reviewed daylight and sunlight received by neighbouring properties (including within rear gardens) with the development in place. Officers agree that the level of daylight and sunlight received by neighbouring properties would continue to comply with BRE Guidance. The assessment also confirmed that this would be the case for their associated garden and amenity spaces.

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

- 8.38 The planning application is supported by a Transport Statement, dealing with the various transport impacts and associate mitigation measures. The site is located in an area with a good PTAL of 5, with 5 bus routes within close proximity of the site and South Croydon Rail Station is 600m away. The site is located adjacent to a Controlled Parking Zone (CPZ), which restricts the ability to park in very close proximity during the day, although it is noted that there are roads within 200m of the site that are not located within the CPZ.

### Car Parking

- 8.39 Census data (Ward Level) suggests that 42% of residents of flats in South Croydon do not own a car, with 49% owning 1 car and 8% owning 2 or more cars. The applicant's transport consultant has predicted (based on this Census analysis) that the proposed development would be expected to generate demand for 5 car parking spaces.
- 8.40 The adopted London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character; 1 bedroom flats should provide less than 1 space per unit. The car parking standards also look at PTAL and for a PTAL of 5, there should be up to 1 space per unit. As these are maximum parking standards, a lower provision can be accepted and the London Plan sets out that all developments in areas of good public transport accessibility in all parts of London should aim for significantly less than 1 space per unit. The Draft New London Plan (2019) stipulates that all developments with a PTAL of 5 or 6 are to be brought forward as car-free.

- 8.41 The application does not propose any parking for the proposed flats. Six parking spaces are proposed on site, but these are for the existing residents, therefore a Car Park Management Plan will be required to ensure that this is the case. It is not proposed to replace the parking provision for the existing garages. The existing garages are leased to local residents, however the leaseholders are registered at addresses at a distance of 960m, 9,500m and 9,600m from the site. Therefore, it is considered that it is highly unlikely that these garages are used for car parking and their loss is not resisted.
- 8.42 To inform the Transport Statement, 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). Both night time and daytime surveys were carried out.
- 8.43 The beat survey suggests that whilst the parking stress during the day is in excess of 100%, overnight the parking stress is 69%, indicating that there is capacity. However, if you take into account only the roads that lie outside the CPZ (i.e. excluding Selsdon Road), the parking stress goes over the 85% threshold, although it is recognised that you can park on Selsdon Road between 7pm and 7am. In order to mitigate the impact of a potential additional 5 cars parking on the highway, it is considered appropriate to require sustainable transport mitigation. Therefore, new residents of the site will be restricted from applying for on-street resident parking permits and the developer will be required to contribute towards the provision of an on-street car club bay, with membership for the residents for a period of 3 years. A residential travel plan would also be appropriate and this can be secured by condition and the monitor of this can be done through the S106 agreement.
- 8.44 Overall, officers are satisfied that with the mitigation measures identified, the car parking implications of the development are acceptable.

#### Cycle and Refuse Storage

- 8.45 Cycle parking is shown to be located within a secure storage area within the building, which includes 10 double stacked racks and a Sheffield stand for adapted bikes. A visitor cycle parking space is proposed to the front of the building. This level of provision is acceptable. Details can be conditioned for future discharge.
- 8.46 The proposed refuse storage area would also be included within the ground floor of the building and is of a sufficient size. This refuse storage area is proposed to be a sufficient size to accommodate the refuse for both the existing and proposed flats as the refuse store for the existing flats is proposed to be. Refuse storage and collection facilities for the existing flats during the construction period will need to be provided and this can be secured by planning condition. It is proposed that refuse will be collected on site and tracking has been submitted to indicate that it is possible for a refuse vehicle to manoeuvre on site. Details of this can be conditioned within a waste strategy and it is considered that this approach is acceptable.

#### Other Highway Impacts

- 8.47 A Construction Logistics Plan has been submitted as part of the Transport Statement and this can be secured by a planning condition.



## **Trees, Landscaping and Biodiversity**

### Trees

- 8.48 There is a group of 'B' category trees at the rear of the site, adjacent to the rail line that are to be retained. These are a mix of species. Whilst the excavation of the sunken gardens to the rear of the flats would encroach within the root protection area of 2 of these trees, it is to an extent that it would not have a detrimental impact on their health (7% and 9% of the RPA which is in accordance with the British Standard which specifies less than 10%), subject to suitable tree protection measures to be put in place and controlled by condition.
- 8.49 There are three trees on the site that are proposed for removal. A 'C' grade Lawson Cypress located between the existing flats and the proposed flats, a 'C' grade Wild Cherry and 'U' grade Rowan (which is already dead), located to the side of the proposed new flats and where access to the rear communal amenity area would be located. The trees proposed for removal are of low quality (or are already dead) and their removal is acceptable. To compensate for the loss of these trees, it is proposed that 3 new trees are planted, along with a comprehensive landscaping scheme. Details of the new tree planting and the landscaping can be controlled by condition. Concern has been raised by local residents regarding the loss of the trees, but in this case it is considered that the proposed replacement is acceptable, subject to conditions.

### Ecology

- 8.50 Some residents have expressed concern over the loss of a wildflower area at the rear of the site. However, the impact of the development would be at the current garage location and adjacent to it, with a reasonable proportion of the rear of the site untouched. The ecological survey submitted with the application confirms that the ecological impact is limited to the loss of the 3 trees and amenity grassland and that overall the site has modest ecological value. The area of the site where the key ecological features are found (adjacent to the eastern boundary) is the area of the site that is least impacted. Subject to the tree planting identified above, details of landscaping to be controlled by condition, and the provision of ecological mitigation and enhancement measures (such as tree removal outside of bird nesting season, retention/provision of dead wood and provision of artificial wildlife habitats), the proposed development is considered to be acceptable in ecological terms.

## **Flood Risk**

- 8.51 The site has a very low risk of fluvial flooding (Flood Zone 1) and surface water flooding. The application proposes that runoff from the parking bays will be attenuated using tanked permeable paving connected to the main attenuation tank, roof runoff will be routed to an attenuation tank via a sedum roof; runoff from all other hardstanding areas will be routed to the attenuation tank; and the attenuation tank will be connected to the Thames Water network via a 2l/s flow control. The space constraints do not permit infiltration on site. This is acceptable and further details can be controlled by planning condition.

## **Sustainability**

- 8.52 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 110 litres water per head per day and a minimum of 19% CO2 reduction.

#### Contamination

- 8.53 A Phase 1 Desk Survey has been submitted in relation to contaminated land matters which is acceptable in terms of the historical assessment of the site. It is recommended that a planning condition is imposed to require an intrusive site investigation and remediation works to be undertaken to render the site fit for purpose, given the potential for contamination from the previous use of the site for garages and potentially contaminative offsite uses nearby.

#### Noise and Vibration

- 8.54 Given the proximity of the site to the railway line an assessment of noise and vibration in relation to the proposed development has been undertaken. This recommends that double glazing is required for living areas and that higher specification glazing is required for bedrooms, with rooms facing the railway line requiring mechanical ventilation. A 2m high noise barrier is also proposed along the eastern elevation. Officers are supportive of this approach and the required details can be secured by a planning condition. A condition will also be required for the submission and approval of the plant requirements for the air source heat pumps to ensure it is appropriate.

- 8.55 The scheme would ensure the creation of a healthy community with access to open space, promote cycling and walking and safeguarding a portion of the site for social interaction and community engagement.

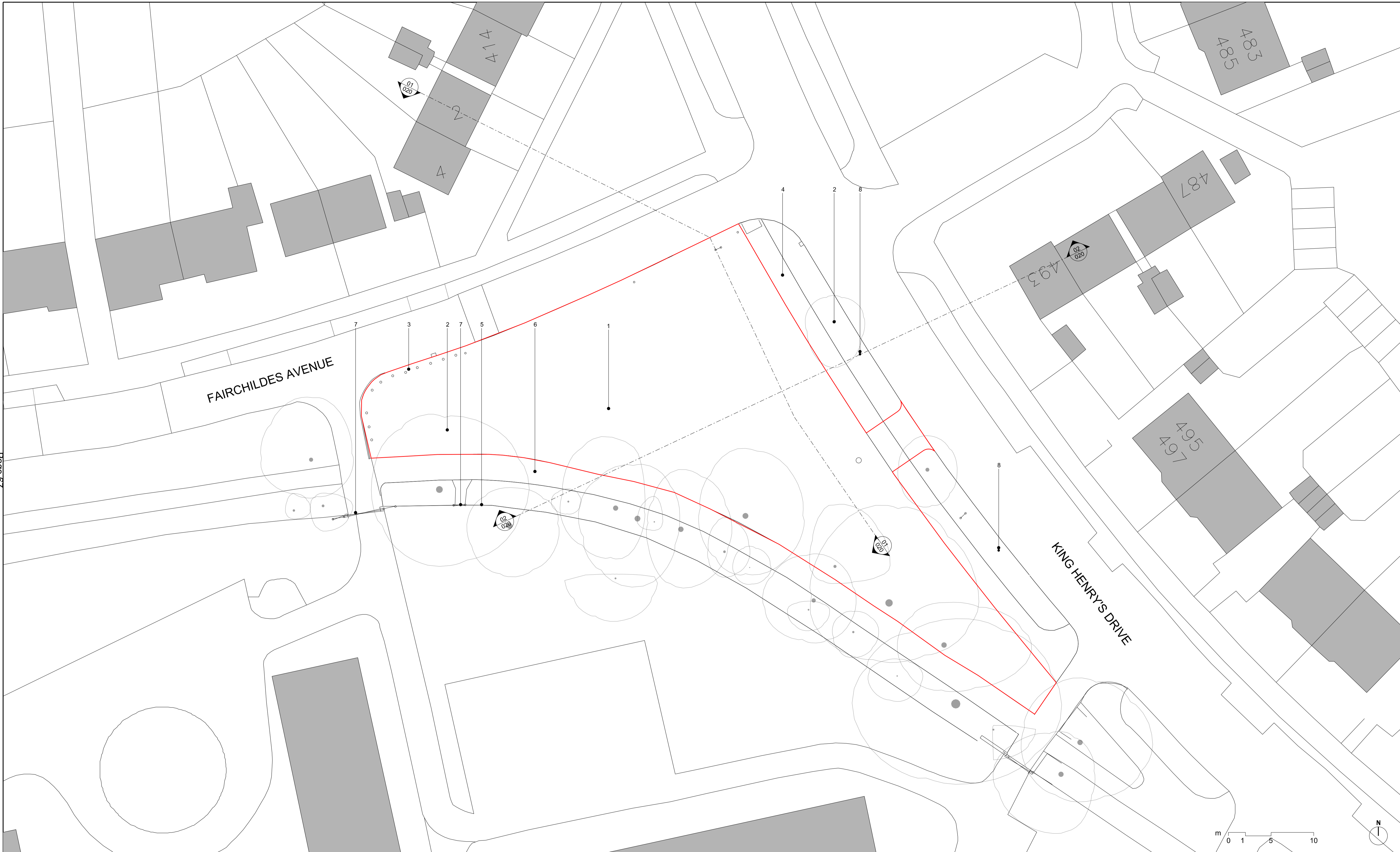
- 8.56 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools

#### **Conclusions**

- 8.57 Whilst it is accepted that the scheme would result in the loss of existing garaging, there is no justification to retain such uses, especially in view of the urgent need to deliver more homes and specifically affordable homes.

- 8.58 The design of the proposals has been well considered in terms of layout, scale, mass, external appearance and landscaping. The flats would all comply with internal space standards, would be dual aspect and would provide a good standard of accommodation overall. The impact of the development on immediate neighbours would be suitably mitigated and officers are satisfied that with the re-provision of 6 spaces for existing residents, sustainable transport contribution towards the provision of a car club space and a travel plan the parking arrangements are acceptable.

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



**KEY**

Site Boundary

**KEY - EXISTING**

- 1 Existing Grass Verge
- 2 Existing Trees
- 3 Existing Timber Bollards
- 4 Existing Foot Path
- 5 Existing Metal Fence
- 6 Existing Pedestrian Path
- 7 Existing Gate
- 8 Existing Lamp Posts

**NOTE**

1. Ensure drawing is printed correctly if scaling from this drawing.
2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
3. Report all drawing errors, omissions and discrepancies to the architect. This document may be issued in an uncontrolled CAD format to enable others to use it as background information to make alterations and/or additions. In that instance, the file will be accompanied by a PDF version. It is for those making such alterations and additions to ensure that they make use of current background information.
4. RUFFarchitects Ltd accepts no liability for any such alterations or additions to the background information or arising out of changes to background information which occur prior to alterations of additions being made.

**LOCATION**

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job title  
**LAND AT THE JUNCTION OF KING HENRY'S DRIVE AND FAIRCHILDES AVENUE  
 NEW ADDINGTON, CROYDON, CR0 0AH**

drawing title / location  
**EXISTING SITE PLAN**

drawn	checked	scale	status	revision
RF	PR	1:200 @ A1	PLANNING	02

19016-RA-M-00-DR-A-00\_010

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**PART 6: Planning Applications for Decision**

**Item 6.2**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/01418/FUL  
 Location: Land at the junction of Fairchildes Avenue and King Henry’s Drive, Croydon CR0 0AJ  
 Ward: New Addington South  
 Description: Erection of a six-storey building to provide 17 flats together with car parking, landscaping and other associated works.  
 Drawing Nos: 19016-RA-M-00-DR-A-00\_50 REV 03, 19016-RA-M-00-DR-A-00\_150 REV 04, 19016-RA-M-00-DR-A-00\_151 REV 02, 19016-RA-M-00-DR-A-00\_152 REV 02, 19016-RA-M-00-DR-A-00\_250 REV 03, 19016-RA-M-00-DR-A-00\_350 REV 03, 19016-RA-M-00-DR-A-90\_101 REV 04, 19016-RA-M-00-DR-A-90\_102 REV 02.  
 Applicant: Brick by Brick Croydon Limited  
 Agent: Carter Jonas  
 Case Officer: Scott Schimanski

	<b>1B2P</b>	<b>2B3P</b>	<b>3B5P</b>	<b>Total</b>
<b>Existing</b>				0
<b>Market</b>	0	0	0	0
<b>Affordable Rent</b>	5	1	11	17
<b>Total</b>	5	1	11	17

It is proposed that all of the proposed flats would be affordable rent.

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
5	32

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 Vice-Chair of Planning Committee at the time of referral (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 subject to

A. The prior to the completion of a legal agreement to secure the following planning obligations:

- a) Delivery of all units as affordable housing (affordable rent)
- b) £17,475 sustainable transport contribution (towards off-site car club provision, EVCP, car club membership and cycle infrastructure improvements)
- c) Section 278 agreement for highway works (to include, but not be limited to, existing survey, new crossover, new pavement and new route to school entrance)

- d) £11,546 Employment and Training contribution
- e) Local Employment and Training Strategy
- f) Carbon offset payment of £22,500 (to be reviewed if energy strategy is amended)
- g) Air quality contribution of £1,700
- h) Monitoring fees for all obligations
- i) Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport

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

2.3 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### **Conditions**

#### Standard conditions

- 1. Time limit of 3 years
- 2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions

#### Pre-commencement conditions

- 3. Construction logistics plan
- 4. Details of connection to foul and/or surface water drainage system to be submitted including SUDS

#### Pre-ground floor slab conditions

- 5. Details and samples of materials to be submitted (including roof, window reveals, balustrade/privacy screen details)
- 6. Final refuse details and cycle stores
- 7. Details of external lighting
- 8. Details of public art
- 9. Details of playspace
- 10. Electric vehicle charging point details
- 11. Details of air source heat pump and associated plant
- 12. Archaeology Watching Brief
- 13. Confirmation of 'as built' CO2 reduction (with remainder to be off-set through the S106 contribution, in accordance with the energy strategy)

#### Prior to occupation conditions

- 14. Landscaping to be submitted (hard and soft landscaping, public realm, new trees, boundary treatment, doorstep playspace, surface treatment)
- 15. Biodiversity mitigation and enhancement measures
- 16. Travel plan

#### Compliance conditions

- 17. In accordance with tree protection plan
- 18. Car parking provided as specified
- 19. Inclusive access with one M4(3) and remainder to M4(2) standard
- 20. 110 litre Water usage
- 21. 35% CO2 Carbon Reduction

22. Unexpected contamination
23. Noise levels – internal to flats
24. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Granted subject to a Section 106 Agreement
- 2) Community Infrastructure Levy
- 3) Construction Logistics Plan
- 4) Light pollution
- 5) Requirement for ultra-low NOx boilers
- 6) Thames Water informatives regarding underground assets and public sewers
- 7) Site notice removal
- 8) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.4 That, if by 17<sup>th</sup> March 2021 the legal agreement has not been completed, the Director of Planning and Strategic Transport is delegated authority to refuse planning permission.

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

3.1 The proposal is for the following:

- Construction of a six storey building containing 5 x 1 bed/2 person flats, 1 x 2 bed/4 person (wheelchair accessible) flat and 11 x 3 bed/5 person flats.
- external cycle store, new crossover to King Henry Drive, an on-site parking area accommodating five vehicle spaces and associated landscaping.
- Proposed materials are a simple palette of predominantly red toned brick, with light and dark grey metalwork on the window frames, doors, and balustrades.
- Landscaping materials to be grey tones in the hardscape, new tree and shrub planting, high and low planters.
- A new 3 metre wide shared cycle/footpath along the northern site boundary.



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

- 3.2 The scheme proposes a single six storey block, with lift and staircase access to the upper floors. Refuse storage would be provided within the ground floor of the building and a separate cycle store would be located adjacent to the vehicle car park. The proposed block would be set in the northern corner immediately adjacent to the intersection of King Henrys Drive and Fairchildes Avenue. The entry to the building is located on the northern corner of the building and will address the street junction. The scheme would allow for five parking spaces for residents including a disabled space. Access to the parking area would be via a new crossover from King Henrys Drive.
- 3.3 Amenity space would be provided in the form of private balconies for the upper floors and elevated terrace/balconies for the ground floor flats. In addition to this, a communal amenity area that also incorporates child play space is proposed to the western and southern side of the building.



*Fig 2: CGI – View of building frontage with parking area*

- 3.4 The Council received amended drawings for the following (which did not necessitate re-consultation given their relatively minor nature):
- Landscaping amendments – primarily the removal of tree T158 and replacement within the site

### **Site and Surroundings**

- 3.5 The site is located on the southern side of the junction of Fairchildes Avenue and King Henry's Drive and consists of a grassed roughly triangular parcel of land. It covers an area of 1,375m<sup>2</sup> and is open amenity land associated within the highway verge. Although the site is open grassland, mature trees and shrubs are positioned immediately adjacent to the southern perimeter, some of which overhang into the site. An existing footpath connecting Fairchildes Avenue to King Henry's Drive runs parallel with the southern boundary to the rear (and outside) of the site. Meridian High School and Green Belt land are located beyond to the south, with a pupil pedestrian access to the school to the western side.



- 3.6 The site is located within New Addington, the centre of which is close by (15-minute walk) which offers numerous amenities and services. The surrounding residential uses are largely two storey red brick semi-detached dwellings, although there are some medium rise flatted blocks along Fairchildes Avenue in the near vicinity. School buildings are located to the south with a Gypsy and Traveller site to the east within the London Borough of Bromley.
- 3.7 The Public Transport Accessibility Level (PTAL) is 2 which demonstrates a poor level of accessibility. There is no rail station within the vicinity of the site, with the nearest tram stop located 1.4km away to the north of Central Parade. The nearest bus stop is located on King Henry's Drive which is 85m from the site and is served by two bus routes – the 64 and 464 which provide services to East and West Croydon, Croydon University Hospital and Addington Village.
- 3.8 In terms of specific development plan policy constraints related to the site, it sits within an Archaeological Priority Area and Flood Zone 1.



*Fig 3: Aerial view highlighting the proposed site within the surrounding area*

## **Planning History**

- 3.9 In December 2019, officers provided pre-application advice (LBC ref 19/04914/PRE) for the current application on how to proceed. There is no other relevant planning history

## **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 proposal would contribute positively to the supply of affordable housing.
- The loss of incidental amenity space is considered acceptable as the submission has demonstrated that the site is not required to service the needs of nearby residents with regards to open space. As such, the site to be built on is considered to be surplus to requirements.
- The scheme would provide high quality architecture and would appropriately respond to site context with suitable relationships to the form, mass and appearance of the existing nearby properties and green belt.
- The living conditions enjoyed by adjacent residential occupiers would not be detrimentally impacted upon by the proposed development (in terms of daylight, sunlight, enclosure and privacy effects).

- 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).
- The level of parking and impact upon highway safety and efficiency would be acceptable subject to mitigation measures.
- The loss of trees is acceptable, subject to replanting and protection of trees to be retained.
- 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) (Non Statutory Consultee)

5.2 Following initial objection, additional information was provided and the LLFA commented that the submitted strategy and overall approach meet most of their requirements, and the additional information addressed a number of the queries. However, some clarifications and additional information are still required. Given the nature of the outstanding information, this could be reviewed as part of a planning condition, should the application be consented. The LLFA recommendation is no further objection subject to a suitable planning condition [OFFICER COMMENT: the condition is recommended].

### Adjoining Borough – London Borough of Bromley

5.3 No Objection to the proposal.

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of 19 letters of notification to neighbouring properties in the vicinity of the application site. The application has also been publicised in the local press and through site notice. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses:    Objecting: 127            Supporting: 1

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

Summary of Objection	Officer comment
<i>Principle of Development</i>	
New housing particularly units are not welcomed or needed in this area  The proposal is contrary to Council policies SP2.2, DM15 a & e SP7 9.3, 9.22	The provision of new housing is in accordance with adopted policy.

and 11.6 it is also not in line with DM23 a 8.14 b.	
<i>Townscape and Design</i>	
Will be out of character with the area which generally consists of two storey brick houses.	The character of the building has been assessed in its context. Also see paragraphs 8.17-8.20.
<i>Scale of Development Density Issues</i>	
Will result in overcrowding of the site.  Will be dominating and overbearing on surrounding properties and out of character with locality.  Flats will be too small to live in.	See paragraphs 8.17-8.20, 8.29-8.29 and 8.30-8.35.
<i>Neighbour Impacts</i>	
Development will result in a loss of light to neighbouring properties.  Development will create additional noise pollution  Loss of privacy from new development.  Overlooking of the adjacent school. Concerns with child safety.  Impacts upon amenity in terms of noise and disturbance during construction  Would result in an increase in anti-social behaviour (gangs and drug use)	See paragraphs 8.36-8.40.
<i>Highways, Traffic and Parking</i>	
Increase traffic on surrounding roads would result in further traffic safety issues.  Increase safety concerns for pedestrians (particularly school children)  Insufficient on-street parking within the local street network.  The development would result in children playing in the street.	See paragraphs 8.50-8.62.

<p>Safety concerns from construction vehicles moving around the site particularly school children</p> <p>Poor public Transport</p> <p>Will make existing parking problems worse.</p>	
<i>Trees, landscaping and Biodiversity</i>	
<p>Impact upon wildlife including bats, foxes and badgers</p> <p>Loss of open space that is used as a children's play area and an area for community gatherings.</p> <p>Loss of green open space in the area.</p>	<p>See paragraph 8.47 - 8.49</p> <p>See paragraph 8.5 – 8.11</p>
<i>Other Issues</i>	
<p>Devaluation of property value.</p> <p>Impact upon local infrastructure and services.</p> <p>Provided misleading/incorrect information within the submitted documentation.</p> <p>Drug and alcohol taking by new residents and impact upon school children</p>	<p>This is not a material planning consideration.</p> <p>The application is CIL liable.</p> <p>The application has been assessed against the information received and against planning policy. Residents are able to comment on the application and make their views known.</p> <p>This is not a material planning consideration.</p>

6.3 One representation in support stated the following:

- Much needed housing, good use of under-utilised space

6.4 Cllr Paul Scott (Planning Committee Vice-Chair at the time of the referral) referred this and all applications submitted by Brick by Brick during the COVID-19 pandemic to Planning Committee for the following reasons:

- 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;
- Protection of Metropolitan Green Belt and amenity plan

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
- 7.8 Heritage Assets and Archaeology
- 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
- DM15 Tall Buildings
- DM16 Promoting healthy communities
- DM17 Views and Landmarks
- 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 Mayor in his Intend to Publish New London Plan has accepted a reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.
- 7.6 It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.
- 7.7 The policies of most relevance to this application are as follows (policies subject to SoS modifications are highlighted):
- D1 London's form, character and capacity for growth
  - D2 Infrastructure requirements for sustainable densities
  - D3 Optimising site capacity (subject to SoS modification)

- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public Realm
- H1 Increasing housing supply (subject to SoS modification)
- H2 Small Sites (subject to SoS modification)
- H4 Delivering Affordable Housing
- H5 Threshold approach to applications
- H6 Affordable housing tenure
- H10 Housing size mix (subject to SoS modification)
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- E11 Skills and opportunities for all
- 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 (subject to SoS modification)
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

7.8 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 must consider are as follows:

1. Principle of development
2. Housing mix
3. Townscape, design and visual impact

4. Housing quality for future occupiers
5. Residential amenity for neighbours
6. Parking and highway safety
7. Trees, landscaping and biodiversity
8. Flood risk
9. Sustainability
10. Other planning matters

### **Principle of Development**

- 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 was an additional 44,149 new homes by 2036, but at the time, there was currently limited developable land available for residential development in the built up area and was considered only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018) which separates this target into three relatively equal 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 the process of being further amended) proposed 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 New Addington which is identified in the "Places of Croydon" as an area where sustainable development can occur and includes windfall and infill sites. The Croydon Suburban Design Guide (2019) was adopted last year, which set out how suburban intensification can realise high quality outcomes; thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, 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 part of a large green strip (verge) that extends along the southern side of Fairchildes Avenue from Corbett Close to the junction with King Henrys Drive. This area of open amenity land has some clear associations with the development of the immediate suburban settlement adjacent to the Green Belt. As highlighted in the public submissions, this land is valued both visually and functionally by local residents. Whilst it was clear that some residents make use of the application site for amenity purposes (exercise, play and dog walking), it is noted that the majority of properties are houses that have access to relatively sizeable rear gardens. Further, it is acknowledged that the space provides an open and pleasant outlook for neighbouring residents, however the space to be built on has limited biodiversity value as a maintained grassland. The row of trees to the rear that forms a barrier between the urban environment and the school (with green



belt beyond) will remain. 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 affordable homes

- 8.6 As the land currently comprises open grassed area that provides incidental green space and a visual break within the street-scene justification for its loss would need to be carried out in accordance with the provisions of paragraph 97 of the National Planning Policy Framework (NPPF).



Fig 4: Photograph looking south with the row of trees in the background

- 8.7 Paragraph 97 of the 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 noteworthy that the site is not designated or recognised as an open space by the Croydon Plan, 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.
- 8.8 The Council's Open Space Needs Assessment determines that New Addington is well served for different types of open space, including natural / semi-natural open space, parks, gardens and amenity space. The Statement of Community Involvement submitted with this application states that *"respondents were asked how they use the existing open space on site. 24% of residents used the site for play space, 23% for visual amenity, 18% for dog walking, 18% for sports, 15% for picnicking and 2% didn't use the site"*. There are a range of publically accessible and key green spaces within a 500m catchment area of the site. This includes Milne Park for formal and informal recreation and a playground, as well as more natural green spaces such as Hutchinson's Bank and Gushyshaw Bank within 10 minutes-walk for informal play and dog-walking.



*Fig 5: Images of nearby open amenity and recreation space*

- 8.9 In view of the overall level of open space provision within the immediate area, officers are satisfied (on balance) that the loss of this small area of incidental open space (both from an 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 affordable rented homes.
- 8.10 The scheme is approximately 120m from the Metropolitan Green Belt boundary, with significant trees and the school buildings in between. Consequently the scheme would not compromise the openness of the Green Belt.
- 8.11 The site is located within an existing residential area and for the reasons outlined above, providing that the proposal accords will all other relevant material planning considerations, the principle of development can be supported.

### **Housing Mix**

- 8.12 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. That said, Policy DM1.1 also advises that within the first three years of the CLP, the requirement for 3 bedroom homes can be substituted by 2 bed 4 person homes.
- 8.13 The scheme as proposed, would provide 65% 3 bedroom units, however when including the 1 x 2 bedroom/4 person unit (as allowed by current policy), the

development would provide the required 70% provision of family sized units. The housing mix is considered appropriate.

#### Affordable Housing

- 8.14 The CLP (2018) states that to deliver affordable housing in the Borough on sites of ten or more dwellings, the Council will negotiate to achieve up to 50% affordable housing, subject to viability and will seek a 60:40 ratio between affordable rents homes and intermediate (including shared ownership) homes unless there is an agreement with a Registered Provider that a different tenure split is justified.
- 8.15 The scheme proposes to deliver all 17 flats as affordable rented accommodation for which there is significant lack of across the borough. The delivery of 100% affordable housing represents a benefit of the scheme which should also be considered and balanced against other aspects. A viability report was submitted that tested an alternative 'policy compliant' scenario (a 60:40 tenure split) and demonstrated the negative viability impact of providing these was greater than the proposed mix. This document has been reviewed and accepted. Whilst the 100% affordable rent provision is a divergence from policy (60:40 split), it is a mix that optimises a much needed form of affordable housing within Croydon. In addition, the delivery of a range of 1, 2 and 3 bedroom flats will meet an identified need for residents living in New Addington South that are currently on the Council's waiting list.
- 8.16 These affordable homes as part of a subsequent planning permission will be secured via an associated S.106 Agreement. The scheme would positively contribute to the delivery of new homes (including affordable homes).

#### **Townscape, Design and Visual Impact**

##### Scale and Massing

- 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 (SDG). In the context of the site and surrounding building heights, under CLP Policy DM15, the development is also considered a tall building. DM10 and the remainder of DM15 require schemes to be exceptional quality, demonstrate a sensitive approach, relate positively to nearby heritage assets, be well integrated with the local area and provide active ground floor and inclusive public realm.
- 8.18 It is important to note that policy DM15 states that tall buildings will be permitted in areas identified for such buildings (which the site is not) and in areas with a minimum PTAL 4 (the site has a PTAL of 2). Members must consider the scheme in the context of this policy transgression. However, it does not follow that a six storey building is completely unacceptable in principle; material considerations may tip the balance in favour of approval, as officers consider the case here, on its own merits.
- 8.19 Officers acknowledge that the housing stock in the immediate area is generally two stories in height. There are a number of taller buildings, particularly on junctions between roads in this section of New Addington, notably a four storey flat roof block to the other end of Fairchildes with Corbett Close as well as the junction between Homestead Way and Thorpe Close and a 4 storey pitched roof block at the junction

between King Henry's Drive and Arnhem Drive. As outlined within the SDG, buildings on corner plots should seek to accommodate additional height as marker points within the townscape. Therefore the principle of a taller building is encouraged. Although higher than its neighbours, the 'island' nature of the site and subsequent separation distance of more than 18 metres means that it would not dominate or be overbearing to its neighbours. It is also important to note that there are no sensitive heritage assets in the vicinity of the site. The proposed building has a modest footprint and a successful proportion as a result. The ground floor provides a legible and active entrance as well as improvements to the public realm. Officers consider the building to be well designed including the use of high quality, durable materials that will ensure it maintains its appearance into the future. The building will stand alone from its nearest neighbours on a corner plot and includes generous areas of open amenity space on each flank.



Figure 74: View 01 - Approach from west of Fairchildes Avenue



Figure 76: View 02 - Approach from east of Fairchildes Avenue

*Fig 6: massing model of proposal*

8.20 The overall quality of the building, limited colour palette and its simple architectural design means that it is expected to sit comfortably within its context and contribute positively to the character and appearance of the locality. In terms of height and overall scale, officers are of the view that the proposed building satisfies the primary objectives of CLP Policies DM10 and DM15.

#### Site Layout

8.21 Although an open grassed area, the layout of the site has largely been determined by physical and infrastructure restrictions around the perimeter. The siting of the building has also been influenced by how it will relate to the surrounding build environment in terms of scale and appearance. In particular, utility services are located along the eastern and southern boundaries and a significant number of noteworthy mature trees are located in the vicinity of the southern boundary, all of which must be preserved. Further, the site is located adjacent to the entry to a school with the western portion being an informal pedestrian access for students.

8.22 The position of the building in the northern corner allows for the retention of important vegetation along the southern boundary, provides a suitable area for vehicle parking, cycle storage and also provides opportunity to enhance the pedestrian link through the site to the school and extend the pavement along the Fairchildes Avenue frontage. The entrance to the building on the corner is legible and refuse stores have been integrated within the building. The parking is integrated within the landscaping with scope for additional planting.

8.23 Overall, it is considered that the layout of the site is appropriate and has been set out in a way to minimise the impact on neighbouring properties and the environment. The suitability of specific elements of the design such as amenity spaces, parking and refuse are all discussed separately below.



Fig 7: Site layout Drawing

### Architectural Expression

8.24 To respect and complement the surround built environment, a simple design and material pallet in a modern re-interpretation style has been selected. The building facades would have a simple composition, which is reflective of the other standalone flatted buildings in the wider area.



Fig 8: Nearby flat buildings and proposed north elevation of building

8.25 In terms of materials, a red brick cladding has been chosen as the primary facing material as it will tie the building in with its surroundings whilst also being robust and long lasting. To add interest to the building, various bonding techniques will be used for different proportional elements, which also helps to break up the mass. Further to this, and to present a building of quality, the façade also includes brickwork detailing around the windows with deep reveals and subtle brick lintels and cills. To complement the detail of the brickwork around opening, frames to windows and external unit doors will be of simple power-coated metal in a pale grey. A darker power-coated metal will be used for balustrades and entry doors.

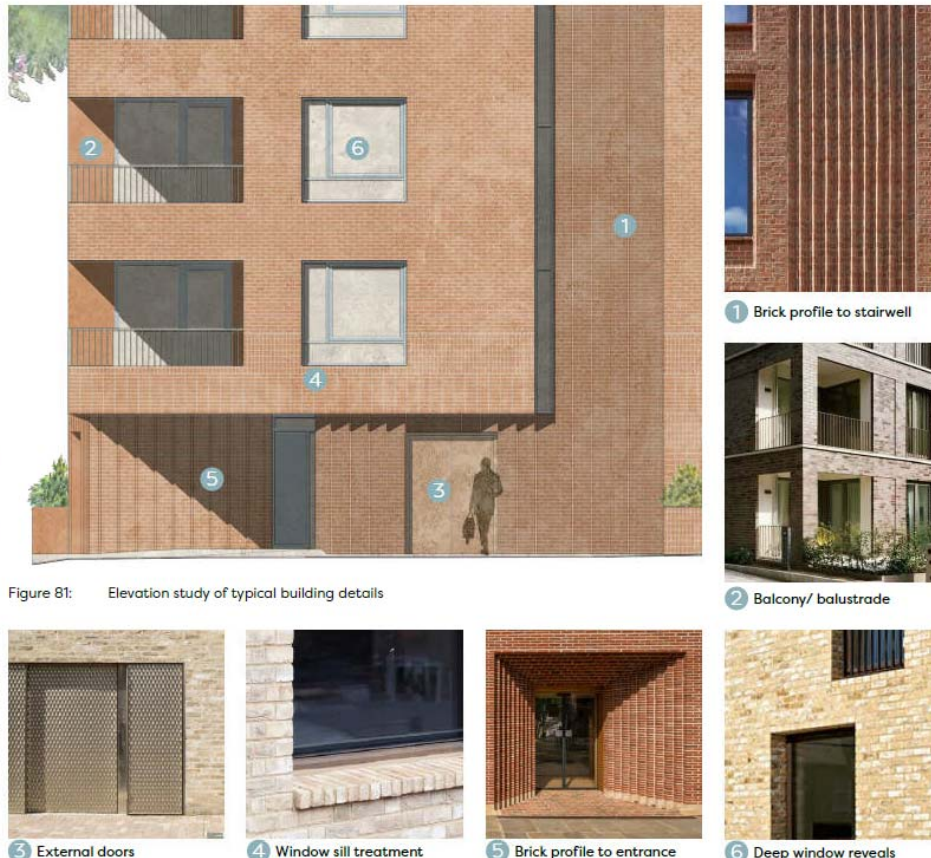


Figure 81: Elevation study of typical building details

Fig 9: Details of external materials and finishes

8.26 In terms of street elevation, the uniform placement of windows and balconies have been designed to reflect the pattern in other nearby buildings. In addition to the use of various bonding techniques for brick work to create interest and break up the façade, the design also includes a sculptured articulation of the brickwork around the corner entrance. This element wraps around from both frontages and will also help to make the buildings entry more legible when approaching from either direction.

8.27 Overall, officers consider the design of these proposals to be well considered and appropriately deals with the challenges of the site in a sensitive and innovative manner, suitably optimising the development potential in line with CLP policy and the Suburban Design Guide SPD. Specifics of the details of materials, bonding and window reveal depth can be controlled by planning condition.

#### Density of Development

8.28 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). It also advises that where there is an average of 3.1-3.7 habitable rooms per unit, a

scheme should normally expect to achieve 40-80 units per hectare. Treating the combined living/kitchen/dining areas as a single habitable room, the proposed density of development would equate to around 228 habitable rooms per hectare and 76 units per hectare for the red line application site.

8.29 Although the density is at the upper limit of the range, 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 was discussed earlier in this report which represents an important dimension when determining the acceptability of a particular density. This project has emerged out of a design-led response and its various relationship challenge and is considered appropriate.

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

8.30 All of the proposed new units would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS) and would be dual aspect.

8.31 As regards external amenity space, the London Housing SPG states that a minimum of 5 square metres of private outdoor space should be provided for 1-2 person dwellings and an extra 1 square metres for each additional occupant. Private amenity space has been provided for the upper floor flats of no less than 5sqm, which is in accordance with the requirements. An area of communal amenity area, including playspace is also proposed and will complement the private amenity areas.

8.32 In terms of play space, the London plan requires no less than 216m<sup>2</sup> of play space for the unit mix. The proposed play areas exceed this requirement with the overall landscaping incorporating interactive play equipment throughout the entire site. The space will be made up of gently undulating grass mounds to promote their use for play. They will be well-drained and designed so that they are safe to use for all ages.

8.33 The application was accompanied by a daylight and sunlight assessment which identified that whilst most rooms complied with average daylight factor (ADF) requirements, two living rooms (combined kitchen/living/dining) fall marginally below (1.7% and 1.8%) the 2% target for kitchens. However, the rooms do meet the 1.5% requirement for living rooms. Officers are of the view that as this deviation is relatively minor and given the function and size of the room, it is unlikely to have a detrimental impact upon the amenity of future residents. In terms of NSL, all rooms within the development meet with BRE guideline targets. In terms of sunlight, all applicable rooms will meet the APSH targets. Officers agree with the conclusion of the assessment that all units will achieve adequate levels of both daylight and sunlight to ensure a high level of amenity for future residents.

8.34 Any noise issues associated with noise from outside the site 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.

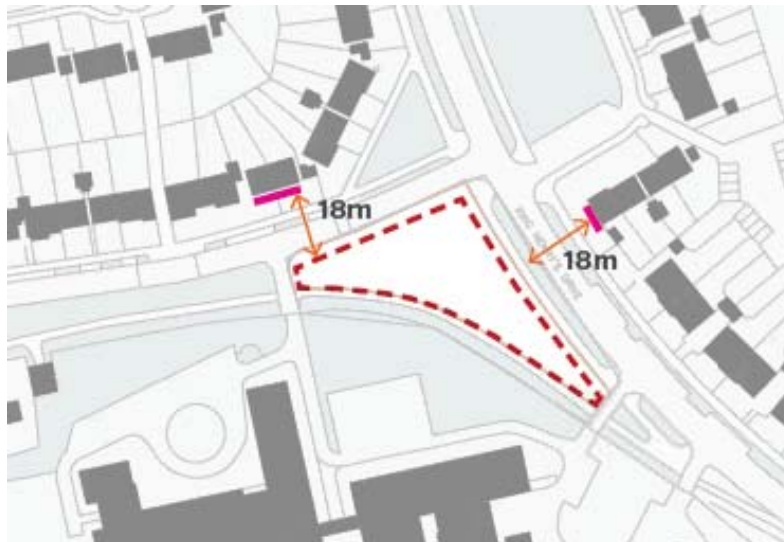
8.35 Level access would be provided to the building and internally a lift would provide level access to all flats to ensure the development would comply with part M4(2) of the

Building Regulations. One accessible flat is proposed on the ground floor and will comply with the requirements of part M4(3) of the Building Regulations. Level access is also provided to all communal areas of the development. These aspects will be secured by condition to trigger the Building Regulations requirement.

## **Residential Amenity for Neighbours**

### Neighbour Impacts

- 8.36 The site does not immediately abut and is well separated from residential properties and as such, its impact upon the amenity of nearby residential properties in terms of overlooking, outlook and loss of daylight/sunlight is minimal.
- 8.37 There is a distance of more than 18 metres between the proposed and existing properties opposite which is in compliance with the requirements of the Suburban Design Guide (2019) to avoid overlooking and is acceptable. Given that the proposed block sits on a parcel of land separate from other residential properties, it will not impede on the 45 degree line taken from the centre of the nearest ground floor windows. As the development is across a road from the nearest neighbours, outlook from these properties is also considered acceptable.



*Fig 10: Separation distances between site and nearest neighbouring properties*

### Daylight and Sunlight Effects

- 8.38 A Daylight and Sunlight report was prepared and assessed the impact of the dwelling on four nearby properties (2, 4 and 6 Fairchildes Avenue and 493 King Henrys Drive). In terms of vertical sky component (VSC), two window panes of a bay window of the nearest property (4 Fairchildes Avenue) will experience loss of daylight in excess of suggested BRE guideline targets. The most notable loss is to a side windowpane which is located immediately adjacent to a porch structure and currently has very limited daylight/sunlight exposure with poor outlook and light (an existing VSC of 5.9 reducing to 1.4).
- 8.39 BRE guidelines suggest that the main front facing window of a bay window can be taken as the primary window when assessing VSC impacts. In this instance, the primary window of this bay window would also experience a reduction in VSC. However, at 26.6% VSC with a 20.8% reduction, there is only a very minor technical deviation from the suggested 27% and 20% targets set out in the BRE guidelines. Notwithstanding this minor departure from recommended guidelines, all rooms within



these properties would remain compliant with respect to NSL and APSH targets. Further, no private amenity space (back gardens) of nearby properties would be overshadowed as a result of the development and the open space to the north (in front of 2 and 4 Fairchildes Avenue) would also meet BRE guidance in terms of sunlight. Overall, officers concur with the findings of the daylight/sunlight report that the development would not result in an unreasonable impact upon neighbouring properties and that these properties would continue to enjoy good levels of daylight and sunlight.

8.40 Having considered all of the above against the backdrop of housing need, officers are satisfied that the scheme proposes an acceptable impact on the occupiers of neighbouring properties.

### Trees, Landscaping and Biodiversity

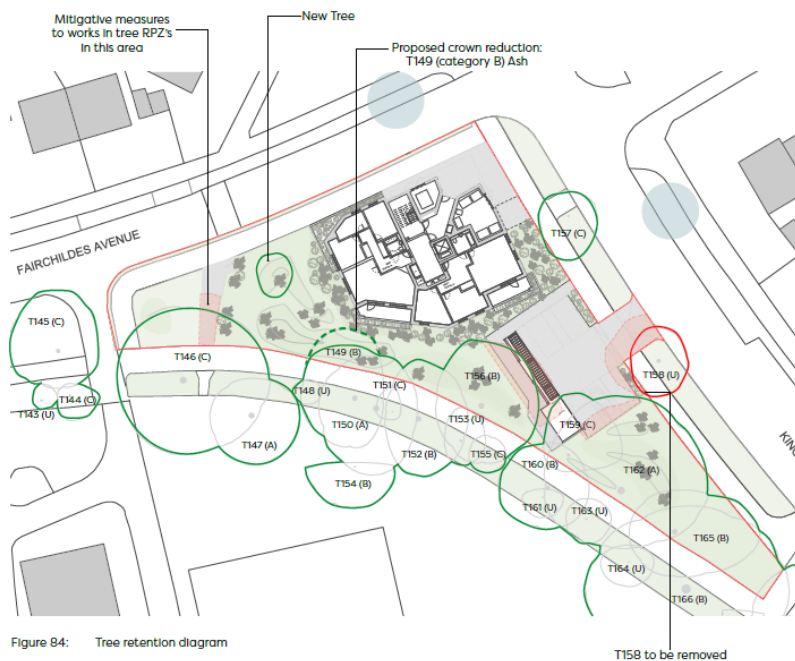


Fig 11: Tree retention and loss

#### Trees

8.41 The submitted Arboriculture Assessment assessed the impact on 27 trees (4 on site and 23 primarily to the south), three of which are Category A, eight Category B, nine Category C and seven Category U. One Category C tree (Wild Cherry) and all of the Category U trees (Hawthorn, Plum or Ash) are proposed to be removed as a result of the development with the crown of one Category B tree (Ash) to be reduced. Protocols suggest that Category C trees have limited life expectancy and that Category U trees should be removed as they are deemed unsuitable due to poor form and condition. In addition to the removal of the abovementioned trees, the root protection area around five trees may also be impacted upon by the construction of the new footpath and car parking area.

8.42 The trees to be removed are either smaller trees located under the canopies of larger trees or, in the case of the C grade tree, in a position that would compromise the vehicular access. It should be noted that this tree does have advanced basal decay. In terms of root protection, if mitigation measures were not implemented then three trees could be adversely impacted upon. To protect these trees, a no-dig surface design has been specified and tree and root protection methods would be used during construction to ensure trees are suitably protected. A condition is recommended

requiring tree protection to be done in accordance with those recommended in the Arboricultural assessment.

- 8.43 The landscaping includes the replacement of the Category C. Overall, the landscaping plan proposes to incorporate lower level planting including native and wildlife friendly shrub and understorey species to compliment the extensive and dominant expanse of trees located adjacent to the southern boundary. The provision of small planting is appropriate as it would enhance the biodiversity in the area and the sites ability to support a diverse range of wildlife.
- 8.44 A landscape plan has been submitted that outlines the general principles of planting, paving and play spaces. The plan illustrate an open landscaped area that incorporates sustainable drainage measures and appropriate child play space facilities. The landscaping has been designed to blend in with, and contribute to the biodiversity of the group of trees along the southern boundary.
- 8.45 Given the open character of the site and the presence of footpaths/cycle ways located around all sides of the building, it is paramount that the landscaping protects the privacy and amenity of future occupants whilst maintain an open feel to the site. To do this raised planter beds have been provided around the perimeter of the building to ensure a suitable/defensible separation between the communal open areas and windows/private amenity areas of the proposed units.
- 8.46 New hard landscaping is predominantly limited to the northern corner adjacent to the main entry, a pathway that will link the cycle store and parking area to the front of the building, a new pathway to the Fairchildes Avenue frontage and also a new pedestrian path at the western fringe that will provide access to the adjacent school. Areas of paving have been designed to promote a pedestrian priority surface that blends into the surrounding soft landscaping.

#### Ecology/biodiversity

- 8.47 In terms of ecology, the grassland nature of the site generally limits on-site habitats to the strip of scattered trees and dense scrub along the boundary with the submitted ecology report suggesting the site has a modest (negligible) ecological value. Notwithstanding this, the site has potential to support protected species, although no invasive species were identified on the site.
- 8.48 The proposed tree removal and new building is not expected to have an impact upon habitats for protected species. However the following mitigation measures are recommended to safeguard protected species:
- Bat boxes on remaining trees or on the new building
  - Minimisation of lighting spillage
  - Removal of C grade tree outside nesting season
  - Provision of bird boxes
  - Planting of wildlife friendly species
- 8.49 The area of the site where the key ecological features are found (along the southern boundary) is the area of the site that is least impacted. Subject to the planting identified above, details of landscaping to be controlled by condition, and the provision of ecological mitigation and enhancement measures as outlined within the ecology report, the proposed development is considered to be acceptable in ecological terms.

## **Parking and Highway Safety**

8.50 The application is supported by a Transport Statement, dealing with the various transport impacts and associated mitigation measures. The site is located in an area with a poor PTAL of 2 at the junction with Fairchildes Avenue close to two schools. Two bus routes (64 and 464) service the area with bus stops located approximately 85 metres from the site. Average frequency in peak hour are between 3 and 10 minutes and services provide access to Croydon town centre and New Addington Tram Stop (Tatsfield Village).

### Car Parking

8.51 Numerous residents have raised concern with the impacts that the scheme will have upon traffic in the surrounding road network and also on available on-street parking.

8.52 Census data (Ward Level) suggests that 40% of residents of flats in New Addington own a car. The applicant's transport consultant has predicted (based on this Census analysis) that the proposed development would be expected to generate demand for 9 car parking spaces (0.5 spaces per unit).

8.53 The adopted London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. For a site with a PTAL of 2, there should be up to 1.5 space per unit. As these are maximum parking standards, a lower provision can be accepted if overspill does not place unacceptable pressure on on-street parking within the surrounding road network. In addition, adequate parking spaces for disabled people must be provided on-site.

8.54 The proposal includes five on-site parking spaces within a designated parking area accessed from King Henry's Drive. These spaces include a disabled parking space. To assess the impact of the development on on-street parking, 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). Both night time and daytime surveys were carried out.

8.55 The survey considered the impact of an overspill of 4 spaces resulting from expected vehicle numbers. However, given the age of Census data (2011) and the number of larger family size units within the scheme, officers queried the accuracy of expected car ownership and as such also requested that the survey considered a scenario of a 1:1 car ownership (each unit having a vehicle), thereby considering a potential overspill of 12 vehicles.

8.56 The beat survey suggests that on average a total of 102 spaces are available in the surrounding street during the night, equating to 46% parking stress. In the event of the 1:1 vehicle ownership scenario, the overspill of 12 spaces results in a parking stress of 53% which indicates that there is sufficient capacity (90 spaces available). Based on this higher car ownership scenario, officers are satisfied that the proposed development would not result in an unacceptable impact upon on-street parking within the surrounding road network.

8.57 Notwithstanding the surrounding streets ability to accommodate additional on-street parking, officers are of the view that as the development is within a low PTAL area and includes a large number of three bedroom units it would likely generate journeys that

are not necessarily convenient to be undertaken by walking, cycling or by bus. As such, and in order to promote more sustainable transport methods, a contribution towards a car club space in the vicinity of the site together with car club membership and EVCP are considered appropriate, as well as a contribution towards improving cycle infrastructure in New Addington.

8.58 It is important that certain highway works are implemented as part of this planning permission to manage car parking in and around 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 suitable pedestrian footpaths and potentially the relocation of a traffic island to maintain road safety, as well as making good any damage and adoptable standards.

8.59 Overall, officers are satisfied that with the mitigation measures identified (including contributions), the car parking implications of the development are acceptable.

#### Cycle Storage

8.60 Cycle parking is shown to be located within a secure storage area located adjacent to the parking area. This area includes sufficient space for 32 cycles including Sheffield stand for adapted bikes. A visitor cycle parking space is proposed to the front of the building. This level of provision is acceptable and the details provided as part of this submission are adequate to determine the suitability of cycle storage on site.

#### Refuse Storage

8.61 The proposed refuse storage area would be included within the ground floor of the building and is of a sufficient size. The refuse storage area is located directly off the main lobby of the building which is convenient for future residents. Additionally, access is also provided directly from the front of the building within easy access of the highway and collection point. Further, a bulky goods area is also located adjacent to the King Henry's Drive frontage and is considered sufficient. Specific details of refuses can be conditioned within a waste strategy and it is considered that this approach is acceptable.

#### Other Highway Impacts

8.62 A draft Construction Logistics Plan has been submitted and final details can be secured by a planning condition.

#### **Flood Risk**

8.63 The site has a low risk of fluvial flooding (Flood Zone 1), surface water and reservoir flooding. The application proposes that runoff from site will be attenuated through the use of SuDS elements including, green roofs for the external cycle store, filter strips/drains, small swales and attenuation tanks. The attenuation tank will be connected to the Thames Water network via a 2l/s flow control and the total storage capacity of the element of the drainage system is 50m<sup>3</sup>. The proposed runoff strategy has been reviewed by LLFA and are satisfied that the strategy is appropriate. The implementation of the strategy can be controlled by planning condition.

#### **Sustainability**

- 8.64 The submitted Energy statement states that the adoption of photovoltaics (64sqm) on the roof, air source heat pumps for hot water and heating together with the use of high efficiency lamps, insulation, and improved building techniques would ensure the scheme creates a total carbon dioxide savings of 47%. These savings fall short of the residential policy requirement of zero. The Council would accept a cash in lieu payment to be secured through a S106 legal agreement. Whilst the building would not connect to a district heating system, it achieves good carbon dioxide savings and is on balance acceptable.
- 8.65 Subject to a condition requiring the minimum on-site reduction to be 35% CO2 emissions (with the balance to zero secured through the s106) together with a condition to ensure that the development achieves 110 litres water per head per day, the scheme is acceptable in this regard.

#### Contamination

- 8.66 A Phase 1 Desk Survey has been submitted in relation to contaminated land matters and as the site has been undeveloped since 1955, it has little potentially contaminative history. Further, the chemical analyses undertaken as part of the ground investigation do not indicate any contamination. The submitted report concludes that no further remedial measures would be required. Notwithstanding this, to ensure future residents are protected from any potential or unknown contamination is recommended that a planning condition is imposed to ensure appropriate mitigation measures are implemented.

#### Archaeology

- 8.67 The site is located in the vicinity of the London to Lewes Roman Road and is therefore within an area of high archaeological potential. An Archaeological Assessment was undertaken and report submitted. The report concluded that the site may hold evidence of past human activity worthy of an expert investigation, however any remains uncovered are unlikely to be of national significance. Notwithstanding this and to ensure the preservation of any potential archaeology on site it is considered prudent to require an archaeological watching brief be put in place.

#### Healthy Streets/communities

- 8.68 The scheme would ensure the creation of a healthy community with access to open space, promote cycling and walking and safeguarding a portion of the site for social interaction and community engagement.

#### Fire Safety

- 8.69 A fire Statement was submitted as part of the application package. The statement outlines access and facilities for the fire service and more generally how the proposed design can achieve compliance with Schedule 1 Part B of the Building Regulations. This is acceptable.

#### Community Infrastructure

- 8.70 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

#### **Conclusion**

- 8.71 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, the value

of the site (on balance) is outweighed by the provision of new homes and specifically affordable homes.

8.72 Whilst acknowledging the transgression with policy DM15, the design of the proposals has been well considered in terms of layout, scale, mass, external appearance and landscaping. The accommodation would comply with internal space standards, with all units being dual aspect and would provide a high standard of accommodation overall. The impact of the development on immediate neighbours would be minimal, there is capacity on street to accommodate overspill car parking demand and mitigation would help provide alternative sustainable transport options.

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

## **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.

### Daylight to new buildings: Average Daylight Factor (ADF)

The ADF test calculates the average illuminance within a room as a proportion of the illuminance available to an unobstructed point outdoors, under a sky of known illuminance and luminance distribution.

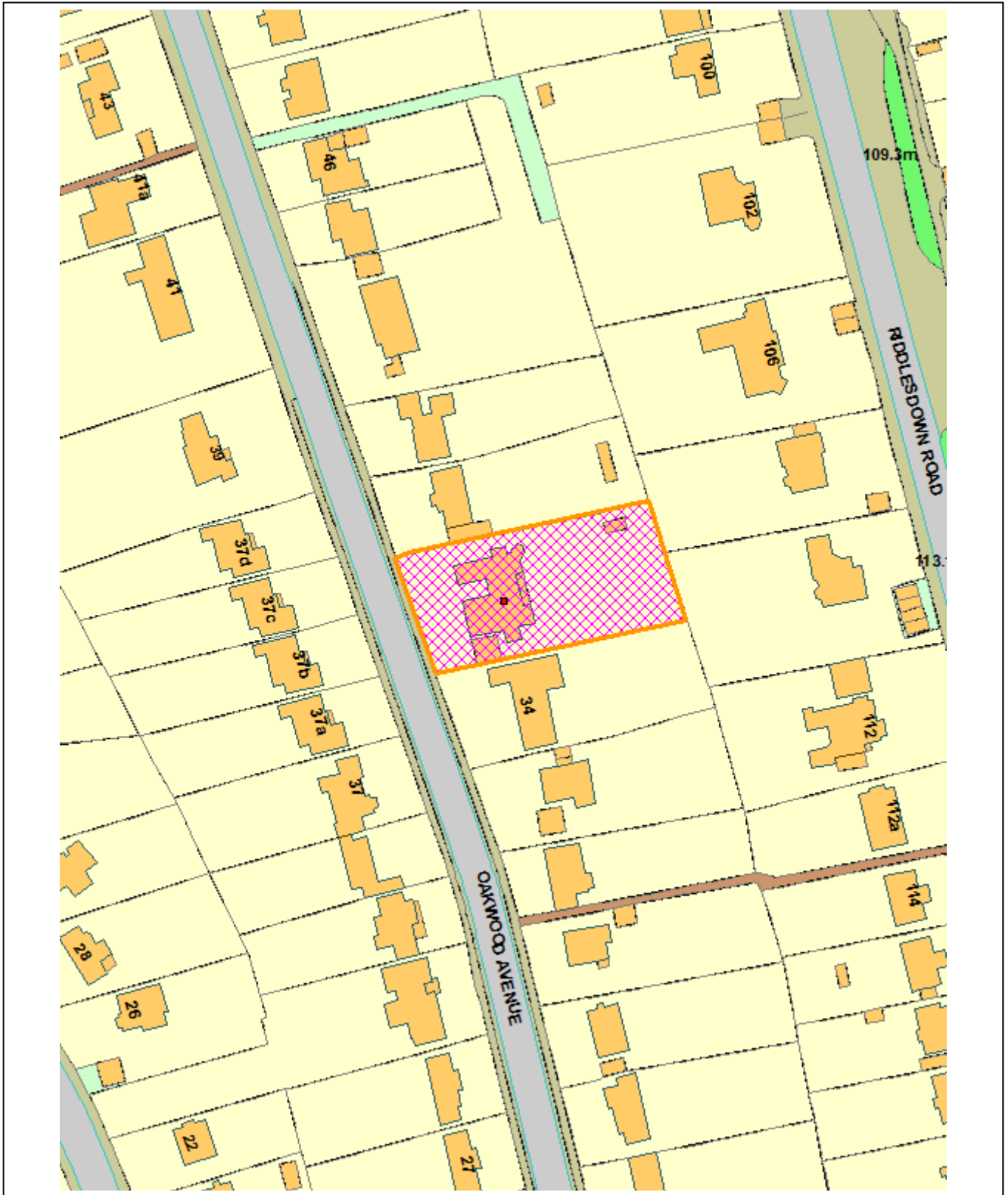
The BRE Guidelines stipulate that kitchens should attain at least 2% ADF, living and dining rooms at least 1.5% ADF and bedrooms at least 1% ADF.

### Sunlight to gardens and outdoor spaces

The BRE guidelines look at the proportion of an amenity area that received at least 2 hours of sun on 21<sup>st</sup> March. For amenity to be considered well sunlight through the year, it stipulates that at least 50% of the space should enjoy these 2 hours of direct sunlight on 21<sup>st</sup> March.

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**PART 6: Planning Applications for Decision****Item 6.3****1 SUMMARY OF APPLICATION DETAILS**

Ref: 20/01658/FUL  
Location: 36 Oakwood Avenue, Purley, CR8 1AQ  
Ward: Purley and Woodcote  
Description: Demolition of a single-family dwellinghouse 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.  
Drawing Nos: DX04-S1-101B; DX04-S1-102A; DX04-S1-103B; DX04-S1-104A; DX04-S1-105A; DX04-S1-106A; DX04-S1-107A; DX04-S1-108A; DX04-S1-109A; DX04-S1-110A; DX04-S1-111A; DX04-S1-112A; DX04-S1-113A; DX04-S1-114A; DX04-S1-115A; DX04-S1-116A; DX04-S1-117A.  
Applicant: Aventier Ltd  
Agent: Mr Shervin Khazeni  
Case Officer: Nathan Pearce

1.1 This application was first reported to Planning Committee on 10<sup>th</sup> September 2020. The Committee resolved to defer the application in order to allow members to make a site visit and officers to further assess the impact the construction period of the development would have on the neighbouring cattery business.

1.2 The original report is attached to this agenda item.

**2 FURTHER INFORMATION RECEIVED**

2.1 Since the Planning Committee meeting on 10<sup>th</sup> September 2020 the applicant has provided the following additional information to support their application and provide further detail on the construction process, its likely impacts and what mitigation measures can be put in place to reduce the impacts of construction as far as reasonably possible:

- Construction noise impact assessment
- Project construction programme timeline
- Planning statement
- A site plan annotated with key dimensions between the proposal and the neighbouring cattery business

2.2 Further consideration of the aforementioned information is included in section 4 of this report.

### 3 SUBSEQUENT ENGAGEMENT

- 3.1 In line with committee's recommendation site visits to the application site and the neighbouring cattery business by both officers and members were undertaken to better understand the relationship between the two sites as well as the operation and layout of the neighbouring cattery business.
- 3.2 Officers have also engaged with both the Council's environmental health and licencing teams in respect of the impact of the construction period upon the neighbouring cattery business. A summary of their comments is included below:
- *Environmental Health Officer:* The construction noise impact assessment submitted is satisfactory for noise control purposes and is accurate in its prediction of noise levels at the nearest sensitive receptor, including that at the neighbouring cattery.
  - *Licencing Team:* Cats must not be exposed to excessive noise and it is the duty of the licence holder to ensure the environment in which they are kept achieves this. There is no specific decibel level or a way in which one could be measured to assess the effect on a particular cat, with different cats reacting in different ways to different factors with any effects first becoming apparent through observation. Should noise be an issue, so long as the licence holder has taken all reasonable steps to mitigate any effects of that noise on the cats then the licencing authority would not take action against the licensee. If noise from a lawful activity nearby, for example a development, were to have an effect on the business, then this would be a civil matter that would need to be taken up with the developer and/or the owner of the land in question.
- 3.3 Additionally officers also coordinated a virtual meeting between the applicant, their noise consultant (the author of the construction noise impact assessment), and the owner of the neighbouring cattery business in order to allow both parties to discuss the issues further and to give the owner of the neighbouring cattery business the opportunity to raise questions directly with the applicant and their noise consultant.
- 3.4 A 14 day neighbour re-notification was also undertaken on 27.10.2020 to give neighbours the opportunity to comment on the additional information submitted. It should be noted that further revisions to the construction noise impact assessment were made subsequent to this date and no further re-notification on these revisions was deemed necessary, although the operators of the cattery were invited to comment on it.
- 3.5 No of individual responses to re-notification: Objecting: 13
- 3.6 Summary of additional representations from neighbours:
- Objections raising concerns for the welfare of the animals in Purley Cattery and the impact on the business during the construction phase
  - Concerns regarding the accuracy of the Construction Noise Impact Assessment
  - Concerns regarding parking stress and refuse arrangements

- Overdevelopment of the site and development out of character with the area
- Daylight and sunlight impacts on neighbouring properties
- Adverse impact on trees

3.7 Given the nature of the deferral reasons officers have in this instance separately summarised the additional representations made by the Purley Cattery:

- The submitted planning statement includes a number of false statements, in particular regarding the engagement between the applicant and the cattery
- The nearest sensitive receptors (NSRs) indicated in the construction noise impact assessment are shown in the wrong location [OFFICER COMMENT: The location of the NSRs was subsequently amended and all parties are now satisfied with this]
- Dispute regarding the accuracy of the noise levels that are likely to be experienced during the construction period
- The noise maps indicated within the construction noise impact assessment do not appear to be accurate and do not reflect where construction would take place [OFFICER COMMENT: The noise maps were subsequently amended]
- Concerns that only average noise levels as opposed to peak noise levels have been provided within the construction noise impact assessment [OFFICER COMMENT: The document was subsequently amended to include peak noise levels]
- The construction noise impact assessment does not take into account the fact that the structure the cats are housed within is more akin to a shed than a house [OFFICER COMMENT: The noise levels indicated in the submitted construction noise impact assessment are taken externally – i.e. they do not account for any structure and thus represent a worst case scenario]
- Concerns regarding the height, quality and effectiveness of the proposed acoustic fence [OFFICER COMMENT: The height of the acoustic fence has subsequently been increased and would be controlled by condition. Furthermore an additional acoustic barrier in the form of an ‘Echo Barrier’ has been proposed during phase 3 of the construction programme]
- Dispute regarding the accuracy of the distances indicated between the application site and the structures at the rear of the cattery
- The ‘Echo Barrier’ proposed is only for half the width of the rear garden of 36 Oakwood Avenue [OFFICER COMMENT: This has been raised with the applicant and they have indicated that they will extend this to the full width of the site with details to follow. This will be secured via condition]
- Could a condition be imposed which specifies the maximum noise levels generated by the construction site [OFFICER COMMENT: Such a condition would not meet the six tests outlined in paragraph 55 of the National Planning Policy Framework and thus cannot be imposed]
- Could a condition be imposed requiring the applicant to provide sound insulation to the cattery [OFFICER COMMENT: Such a condition would not meet the six tests outlined in paragraph 55 of the National Planning Policy Framework and thus cannot be imposed]

3.8 Summary of additional representations from Riddlesdown Residents Association:

- Additional site plan DX04-S1A-118B uploaded. [OFFICER COMMENT: This plan is not included in the approved plans list and has been provided for information purposes only to indicate the distance between the development and the structures at the rear of the cattery]
- The Construction Noise Impact Assessment is geared to human hearing and not for cats and also does not take into account the land level changes between the application site and the neighbouring cattery
- Distance indicated between the application site and the neighbouring cattery in the Planning Statement are incorrect

#### 4 CONSIDERATION OF FURTHER INFORMATION RECEIVED

##### Construction Noise Impact Assessment + Construction Programme Timeline

- 4.1 The submitted construction noise impact assessment has been undertaken in accordance with the relevant British Standard requirements and includes a sound survey of the existing conditions at the rear of the application site (closest to the neighbouring cattery) which indicate noise levels of between 39db and 50db.
- 4.2 In order to ascertain the expected noise levels that would be generated during the construction period of the development, which according to the submitted construction programme timeline is anticipated to last for circa 12 months, the construction period has been split into 4 phases, with maximum noise levels for the equipment that would be expected to be used in each phase inputted into the sound model to generate expected noise level outputs. In addition a further assessment of the loudest phase of construction (phase 3), assuming that all equipment would be operating simultaneously at their maximum output levels, (i.e. a worst case scenario) has also been undertaken.
- 4.3 Sound maps modelling these outputs and also taking into consideration the construction of a 2.2m high acoustic fence between the boundary of the site have been provided for these 4 phases of construction as well as the peak assessment, and the results of the noise levels expected to be experienced at the rear elevation of the closest part of the cattery are as follows:

<b>Construction Phase</b>	<b>Noise Level at Cattery</b>
Phase 1 (Site setup)	53db
Phase 2 (Demolition)	60db
Phase 3 (Excavating and piling*)	66db
Phase 4 (Concrete delivery)	63db
Peak Assessment	70db

*\*Piling activities are only proposed to houses 1 & 2 (the furthest from the cattery) and will utilise augured piling as opposed to drop hammer piling*

4.4 Whilst the construction of a 2.2m high acoustic fence has been taken into account in this modelling (and will be secured via condition) there are a number of other mitigation measures proposed by the applicant as well as other factors not taken into account which would in reality further reduce these noise levels which are as follows:

- The aforementioned figures are taken on the external face of the structure housing the cats and do not take into account the fact that the noise levels within said structure would be lower. Given this structure is of timber construction with openings it is anticipated that noise levels internally where the cats are housed would be circa 12-15db below the figures.
- A plant and equipment exclusion zone of 4.5m-5.5m in width is proposed at the rear of the site (closest to the cattery) preventing noisy equipment being located close to the cattery. Said exclusion zone is one of the mitigation measures which will be secured via condition (see paragraph 6.4 of this report).
- An 'Echo Barrier' (an acoustic barrier which offers noise reduction and absorption) will additionally be erected along the boundary on the exclusion zone during phase 3 of the construction. This is another of the mitigation measures which would be secured via condition (see paragraph 6.4 of this report) and is additional to the acoustic fence on the boundary between the rear of the site and the cattery.

#### Planning Statement + Annotated Site Plan

4.5 The submitted planning statement details the applicant's engagement with other parties during the planning process and gives an overview of the submitted construction noise impact assessment including the mitigation measures proposed. Said statement also gives details of relevant appeal precedents as well as examples of catteries located in locations where higher noise levels are experienced.

4.6 In respect of relevant appeal precedents, of note is an appeal decision in relation to the construction of a new dwelling in close proximity to an existing cattery. The appeal was allowed and planning permission granted and officers wish to bring to members attention the following paragraph in the inspector's decision in respect of the impacts of the noise of construction upon the adjacent cattery:

*"It is acknowledged that the construction of the proposed development could result in some disruption and nuisance for local residents, the adjacent cattery and the children's nursery. Such nuisance rarely weighs against the planning merits of a scheme, although it can be minimised through the imposition of appropriate conditions. In this instance the Council has suggest the imposition of various conditions which seek to control and minimise any noise, dust, vibration and other nuisance that could be generated during the construction works."*

4.7 In respect of the examples of catteries located in areas where higher noise levels are experienced the statement details 6 other catteries in the wider area (across Surrey, West Sussex and Kent) which are sited in close proximity to busy roads and experience noise levels in the region of 60db-70db.

- 4.8 An annotated site plan has been provided which details the key dimensions between the site boundary and the proposed residential dwellings and the nearest structures within the cattery. This details that the distance between the site boundary and the nearest structures within the cattery is 2.2m, whilst the distance between the proposed residential dwellings and the nearest structures within the cattery is 9m.

#### Summary

- 4.9 On the basis of the construction noise impact assessment and other information available to officers (including responses from the Council's environmental health and licencing teams), officers are of the opinion that subject to the necessary conditions being imposed which include securing a number of mitigation measures, the proposed development (including its construction period) is unlikely to adversely impact the neighbouring cattery to the extent that the business would be unable to operate. Whilst officers can give no guarantee that this would indeed be the case the following factors should be borne in mind.
- 4.10 The peak noise level expected at the cattery is 70db, however other factors and mitigation measures would effectively reduce this level. There is no specific decibel level that can be used to ascertain at what point noise levels would be problematic for cats (and like humans each individual cat will react differently), however the cattery owner, from their own research, has suggested that this may occur once noise levels reach 65db, with the evacuation of the cattery potentially being necessary once noise levels reach 85db. If this were indeed to be the case then it is unlikely that these noise levels would be exceeded within the structures where the cats are housed and in the event that a specific cat was unduly stressed by the impacts of the construction of the adjacent development it would not be unreasonable to assume that said cat could potentially be relocated elsewhere within the cattery further away from the development site where noise levels would be lower. If the cattery considered that the impacts of the construction period were adversely impacting their business (e.g. loss of earnings), this could become a civil matter that would need to be taken up with the developer and/or the owner of the land in question.
- 4.11 In the opinion of officers the applicant has proposed all reasonable mitigation measures to reduce the impact of the construction period on the neighbouring cattery as far as possible. Given that the impacts of construction will only be for a temporary period (circa 12 months) and that such nuisance rarely weighs against the planning merits of a scheme – in this instance being the delivery of 8 new family homes – officer's recommendation to grant planning permission remains unchanged.



## **5 OTHER**

- 5.1 Following a site visit it was suggested that there may be slow worms in close proximity to the site. As a precaution the Council's ecology consultant was contacted and has subsequently recommended that a reptile mitigation strategy be required as a pre commencement condition.

## **6 RECOMMENDATION**

- 6.1 That the Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:
- a) A financial contribution of £12,000 for improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions. Membership of car club for the units for 3 years.
  - b) And any other planning obligations considered necessary.
- 6.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement and issue the planning permission and impose conditions and informatives to secure the following matters:

### **Conditions**

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan
4. Tree Protection Plan
5. Details of facing materials
6. Landscaping
7. Sustainable urban drainage details
8. Biodiversity Enhancement Layout
9. Electric Vehicle Charging Points
10. Cycle parking and refuse
11. Car parking
12. Windows restrictions
13. Visibility splays
14. Accessible units
15. Energy emissions
16. Conditions requested by ecology consultant including a reptile mitigation strategy
17. Land levels
18. Noise mitigation condition
19. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1)Section 106
- 2)CIL

- 3)Code of practice for Construction Sites
- 4)Light pollution
- 5)Nesting birds
- 6)Boilers
- 7)Refuse
- 8)Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

6.3 That the Committee confirms that its reasons for granting Planning Permission are as set out in the Summary of Material Planning Considerations of the original report.

6.4 Full wording of construction logistics plan and noise mitigation conditions:

Construction Logistics Plan

*Six weeks prior to the commencement of development (including demolition) a Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following information for all construction phases of the development:*

- a) Hours of construction;*
- b) Hours of deliveries;*
- c) Parking of vehicles associated with deliveries, site personnel, operatives and visitors;*
- d) Facilities for the loading and unloading of plant and materials;*
- e) Details of the storage facilities for any plant and materials;*
- f) The siting of any site huts and other temporary structures, including site hoardings;*
- g) Details of the precautions to guard against the deposit of mud and substances on the public highway;*
- h) Details outlining the proposed range of dust control methods and noise mitigation measures;*
- i) Details demonstrating compliance with the non-road mobile machinery (NRMM) regulations 2015.*
- j) Details of a scheme of resident notification of construction phases and progress, to include notification six weeks prior to commencement of development*

*All construction phases of the development shall be carried out strictly in accordance with the details so approved.*

*Reason: To safeguard the amenity of surrounding residents and the area generally, and to prevent adverse impacts upon the transport network during the construction phase of the development.*

*This condition is required to be pre-commencement to ensure that all phases of construction do not adversely impact the amenity of surrounding residents and the area generally, and do not adversely impact upon the transport network.*

## Noise Mitigation

- a) *The development hereby permitted shall only be carried out in strict accordance with the recommendations contained within the Construction Noise Impact Assessment by Nova Acoustics, dated 30.11.2020;*
- b) *Prior to the commencement of development (including demolition) the following mitigation measures shall be implemented and retained for the entire duration of the construction of the development, with the exception of the 2.2m acoustic fence which shall be retained for the lifetime of the development:*
  - i. *A 2.2m acoustic fence (of a minimum density of 10kg/m<sup>2</sup>) located in accordance with appendix D of the Construction Noise Impact Assessment by Nova Acoustics, dated 30.11.2020;*
  - ii. *A plant and machinery exclusion zone shall be set up as outlined in appendix D of the Construction Noise Impact Assessment by Nova Acoustics, dated 30.11.2020.*
- c) *Prior to the commencement of works relating to excavation and piling an 'Echo Barrier', as specified in appendix F and located in accordance with appendix D of the Construction Noise Impact Assessment by Nova Acoustics, dated 30.11.2020 shall be installed and retained for the entire duration of such works.*

*Reason: To suitably protect neighbouring amenity during construction.*

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**PART 6: Planning Applications for Decision****Item 6.3****1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/01658/FUL  
 Location: 36 Oakwood Avenue, Purley, CR8 1AQ  
 Ward: Purley And Woodcote  
 Description: Demolition of a single-family dwellinghouse 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.  
 Drawing Nos: DX04-S1-101B; DX04-S1-102A; DX04-S1-103B; DX04-S1-104A; DX04-S1-105A; DX04-S1-106A; DX04-S1-107A; DX04-S1-108A; DX04-S1-109A; DX04-S1-110A; DX04-S1-111A; DX04-S1-112A; DX04-S1-113A; DX04-S1-114A; DX04-S1-115A; DX04-S1-116A; DX04-S1-117A.  
 Applicant: Mr Shervin Khazeni of Aventier Ltd  
 Case Officer: Nathan Pearce

	1B 2P	2B 3P	2B 4P	3B 4P	4B+	Total
Existing Provision					1	1
Proposed Provision				4	4	8

	Car parking spaces	Cycle parking spaces
Existing	2	0
Proposed	9	16

1. This application is being reported to Planning Committee because of the number of neighbour objections, referral by a ward councillor (Councillor Simon Brew) and by the Riddlesdown Residents' Association.

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:
  - a) A financial contribution of £12,000 for improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or

highway changes such as on street restrictions. Membership of car club for the units for 3 years.

b) And any other planning obligations considered necessary.

2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement and issue the planning permission and impose conditions and informatives to secure the following matters:

### **Conditions**

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan
4. Tree Protection Plan
5. Details of facing materials
6. Landscaping
7. Sustainable urban drainage details
8. Biodiversity Enhancement Layout
9. Electric Vehicle Charging Points
10. Cycle parking and refuse
11. Car parking
12. Windows restrictions
13. Visibility splays
14. Accessible units
15. Energy emissions
16. Conditions requested by ecology consultant
17. Land levels
18. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1)Section 106
- 2)CIL
- 3)Code of practice for Construction Sites
- 4)Light pollution
- 5)Nesting birds
- 6)Boilers
- 7)Refuse
- 8)Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

## **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal includes the following:

- Demolition of existing detached house
- Erection of four blocks of semi-detached dwellinghouses (8 houses total).
- Provision of 9 off-street parking spaces.
- Provision of external refuse store.

3.2 Amended plans were received showing an additional refuse store and bulky goods storage area, segregated pedestrian access, minor amendments to parking spaces including an accessible space and increased distances for manoeuvring. No re-notification was conducted because the amendments did not lead to a material change in circumstances.

### Site and Surroundings

3.3 The application site is a large detached property situated on the east side of Oakwood Avenue. The topography of the site is a sloping site that rises from east to west. Oakwood Avenue is at a higher level than the dwellinghouse. The dwellinghouses of the west side of Riddlesdown Road are immediately to the rear of the site, with one of these dwellings (no.110) being the location of the Purley Cattery business.

3.4 The surrounding area is mainly residential in character. Whilst there is no distinct style in regard to the properties along Oakwood Avenue, the majority of properties appear to be detached family dwellinghouses. The site has a Public Transport Accessibility Level (PTAL) of 0.



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

### Planning History

3.5 None relevant on this site.

#### **4. SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018). The proposed development would provide more than 30% 3-bedroom houses.
- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to visual amenity of trees.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions.

#### **5.0 CONSULTATION RESPONSE**

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

##### Historic England (Greater London Archaeological Advisory Service (GLAAS))

5.2 GLAAS advised that the proposal was unlikely to give rise to archaeological impacts and no conditions were necessary.

##### Ecological consultant

5.3 The Council's ecological consultant advised that sufficient information had been provided to assess the impact on ecology and that subject to conditions the impacts were acceptable.

#### **6.0 LOCAL REPRESENTATION**

6.1 The application has been publicised by 9 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, a ward councillor and the Riddlesdown Residents' Association in response to notification and publicity of the application are as follows:

No of individual responses: 259    Objecting: 258    Supporting: 1  
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>Summary of objections</b>	<b>Response</b>
<i>Principle of development</i>	
Overdevelopment and intensification	Addressed in the report at paragraphs 8.2 – 8.6
Loss of family home	Addressed in the report at paragraph 8.2 – 8.6
Poor quality development	Addressed in the report at paragraphs 8.2 – 8.6
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.7 – 8.12
Massing too big	Addressed in the report at paragraphs 8.7 – 8.12
Over intensification – Too dense	Addressed in the report at paragraph 8.7 – 8.12
Visual impact on the street scene (Not in keeping)	Addressed in the report at paragraphs 8.7 – 8.12
Accessible provision	Addressed in the report at paragraphs 8.21
Number of storeys	Addressed in the report at paragraphs 8.9
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.13 – 8.17
Loss of light	Addressed in the report at paragraphs 8.13 – 8.17
Loss of privacy	Addressed in the report at paragraphs 8.13 – 8.17
Overlooking	Addressed in the report at paragraphs 8.13 – 8.17
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs 8.13 – 8.17

Refuse store	Addressed in the report at paragraphs 8.28
<i>Traffic &amp; Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.23 – 8.29
Not enough off-street parking	Addressed in the report at paragraphs 8.23 – 8.29
Negative impact on highway safety	Addressed in the report at paragraphs 8.23 – 8.29
Refuse and recycling provision	Addressed in the report at paragraphs 8.23 – 8.29
<i>Other matters</i>	
Construction disturbance	Addressed in the report at paragraph 8.35
Impact on wildlife	Addressed in the report at paragraphs 8.30 – 8.32
Impact on flooding	Addressed in the report at paragraph 8.34
Local services cannot cope	Addressed in the report at paragraph 8.37
Lack of affordable homes	Addressed in the report at paragraph 8.36
Impact on trees	Addressed in the report at paragraphs 8.30 – 8.32

Cllr Simon Brew (Purley & Woodcote Ward Councillor) referred the planning application to Planning Committee raising the following issues as part of his referral:

- Poor quality documentation and mistakes within the Design and Access statement
- Impact on Purley Cattery business
- Over intensification
- Overdevelopment
- Detrimental impact on trees
- Detrimental impact on local amenity
- Inadequate parking provision
- Refuse store located too far from highway
- Cumulative impact on Local Infrastructure

The Riddlesdown Residents Association referred the planning application to Planning Committee raising the following issues as part of his referral:

- Over intensification of the existing residential area
- Poor quality documentation and mistakes within the Design and Access statement
- Bulk scale and massing
- Contrary to NPPF
- Detrimental impact on adjoining amenity
- Inadequate back to back distances
- Poor design
- Overlooking of neighbouring amenity
- Flood risk concerns
- Highway safety concerns
- Impact on local infrastructure

## **RELEVANT PLANNING POLICIES AND GUIDANCE**

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations. Such determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan (February 2018), and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) revised in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

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

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

### Emerging New London Plan

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
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S15 Water infrastructure
- S17 Reducing waste and supporting the circular economy
- S112 Flood risk management
- S113 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

7.5 Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character

- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development
- DM42 – Purley

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

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

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

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

### **8.0 MATERIAL PLANNING CONSIDERATIONS**

#### 8.1 The principal issues of this particular application relate to:

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

#### The Principle of Development

#### 8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas

play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues. Furthermore the Croydon Local Plan 2018 anticipates that roughly a third of housing delivery over the plan period will come from District Centres and windfall sites.

- 8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification. The residential character of Oakwood Avenue consists of detached houses.
- 8.4 The proposal has been designed to appear as two semi-detached blocks facing the highway and two semi-detached blocks facing an internal courtyard. This would help to maintain the overall character of the streetscene.
- 8.5 Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and small family homes and homes built as 3-bed homes are also protected. The existing unit is a 4-bed house and the proposal would provide 4 x 3 bed and 4 x 4 bed units which would provide adequate floorspace for families. The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.
- 8.6 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 0 and as such, the London Plan indicates that a suitable density level range is between 150-200 habitable rooms per hectare (hr/ha). Whilst the proposal would be in excess of this range (226 hr/ha), it is important to note that the London Plan indicates that it is not appropriate to apply these ranges mechanistically, and also provides sufficient flexibility for higher density schemes (beyond the density range) to be supported where they are acceptable in all other regards. In this instance the proposal is acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the scheme is supported.

The effect of the proposal on the character of the area and visual amenities of the streetscene

- 8.7 The existing property is not protected from demolition by existing policies and its demolition is acceptable subject to a suitably designed replacement building coming forward. The proposal seeks to replace it with 8 units. The scheme has been specifically designed as four semi-detached dwellings because this would work well with the topography and be an efficient use of the site. The two-storey dwellings plus habitable roofspace with pitched roofs and gable fronts facing the highway would have design characteristics that are similar to those seen on the dwellings within the area. Officers are satisfied that the scheme respects the street-scene.
- 8.8 The Croydon Local Plan has a presumption in favour of three storey development and the application seeks to provide two three-storey buildings with habitable

roofspace providing a high quality built form that respects the land level changes, pattern, layout and siting in accordance with Policy DM10.1.

8.9 The height, scale and massing of the scheme would be acceptable, given that the site works well with the topography and would sit well with the adjoining properties.



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

8.10 The design of the buildings would incorporate a traditional styled appearance consisting of gables and pitched roofs, maintaining the overall street scene with use of an appropriate materials palette with an adequate balance between brick and glazing and appropriate roof proportions.

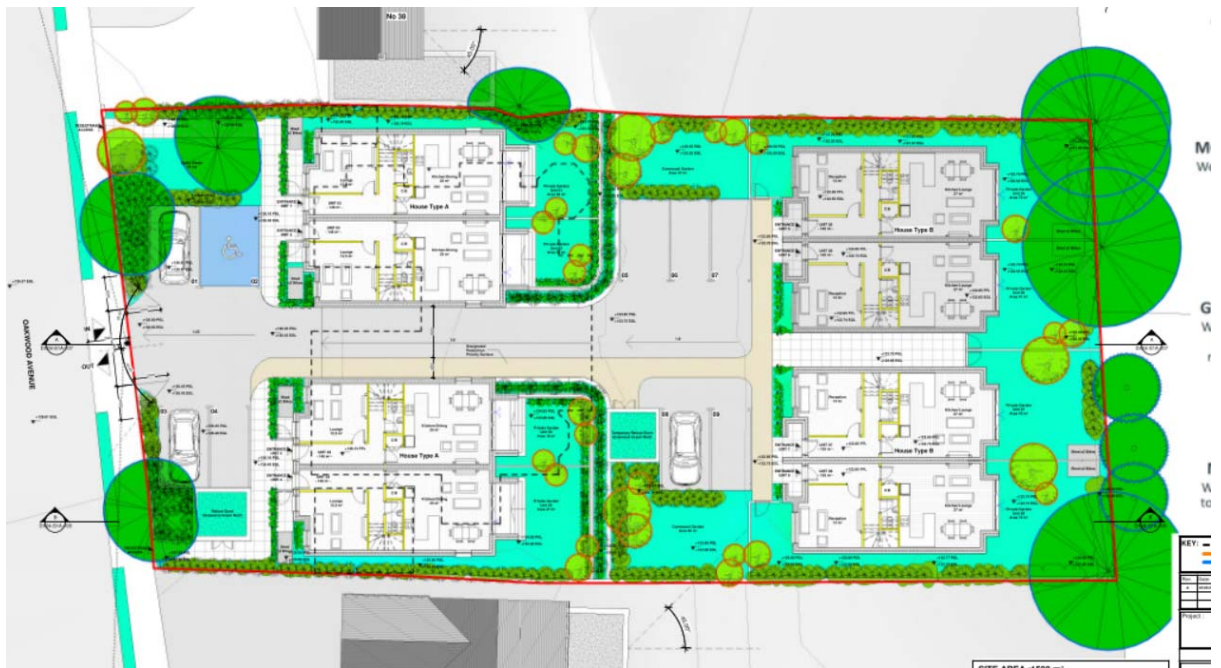


Fig 3: Proposed site plan showing proposal in relation to neighbouring properties.

8.11 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles

encroaching on the public highway. Whilst some of the frontage would be given over to hard-standing to allow for off street parking there would be some soft landscaping surrounding it, along with a section of soft landscaping along the front boundary. The proposed landscape design will protect most of the existing trees and will provide a large variety of bushes and hedges. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site does offer sufficient opportunities for soft landscaping.

8.12 The application site is a substantial plot within an established residential area. The scale and massing of the new buildings would generally be in keeping with the overall scale of development found in the immediate area whilst sensitively intensifying it and the layout of the development would respect the streets pattern and rhythm.



Fig 4: CGI of site showing proposal from Abbots Lane

Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies and the Suburban Design Guide SPD 2019 in terms of respecting local character.

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

8.13 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The properties with the potential to be most affected are the neighbouring properties at 34 & 38 Oakwood Avenue; the dwellings on Riddlesdown Road to the rear of the site; and the dwellings opposite on Oakwood Avenue.





Fig 5: Proposed side elevations showing change in levels



Fig 6: Plan showing relationship to neighbouring properties

### *34 & 38 Oakwood Avenue*

- 8.14 No.34 is to the north and no.38 is to the south of the site. The house type A dwellings at the front of the site would not break 45 degree lines drawn from the rear habitable room windows of the neighbouring occupiers at no.34 & 38.
- 8.15 No.34 has side facing first floor windows, the middle window serves a habitable room, this window is approximately level with the proposed rear elevation of the proposal therefore it is considered that the proposal would not lead to a detrimental impact in terms of loss of light and outlook for occupiers.

- 8.16 No.38 has a side facing first floor window, this window is approximately level with the proposed front elevation of the proposal therefore it is considered that the proposal would not lead to a detrimental impact in terms of loss of light and outlook for occupiers.
- 8.17 The house type B dwellings at the rear would conflict with the 45 degree lines, however the distance from the rear of the dwellings would be more than 12m and they would be at a lower level given the change in levels on the site and the type B dwellings being single-storey plus habitable roof space.
- 8.18 Given the separation distance and change in levels it is considered that the proposed development would not result in a significant loss of privacy and overlooking of neighbouring property. Although there would be some additional overlooking of neighbouring private amenity, this amenity is already overlooked by the existing windows of neighbouring properties.
- 8.19 First floor obscure glazed windows are proposed on the dwellings, these will need to be obscure to prevent overlooking of neighbouring property. A condition can be added.

*Dwellings opposite at 37A-37C Oakwood Avenue*

- 8.20 These dwellings are to the west of the proposal site. There would be a minimum of 30m from the front of the development. This is considered to be an acceptable relationship in a suburban setting such as this.

*108 and 110 Riddlesdown Road at the rear of the site*

- 8.21 These dwellings are to the east of the proposal site. They are at a lower level than the application site and the closest building would be 6.3m from the boundary of no.110 and 28m from the rear of the dwelling at no.110.
- 8.22 No.110 is the site of the Purley Cattery business, the cat boarding is located at the rear of no.110 in close proximity to the boundary with the application site. Although the impact on the business is a material planning consideration, it is considered that the additional residential development within a site that is currently used as residential would not lead to a detrimental impact on neighbouring uses. Given the proximity of neighbours to the site, it is recommended that a condition be added requiring a Construction Logistics Plan and a considerate construction informative be added to remind the applicant of the Council's Code of Practice on the Control of Noise and Pollution from Construction Sites.
- 8.23 It is considered that given the separation distances that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

- 8.24 The proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful.

The effect of the proposal upon the amenities of future occupiers

- 8.25 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area.
- 8.26 The units would have access to private amenity space which meets the required standards. A small area of communal amenity space is provided, although it is noted that, being a scheme for flats, this is not a requirement.
- 8.27 In terms of accessibility, all of the units would be M4(2) compliant which is acceptable.
- 8.28 Overall the proposal is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of communal amenity space and thus accords with relevant policy.

Traffic and highway safety implications

- 8.29 The Public Transport Accessibility Level (PTAL) rating is 0 which indicates very poor accessibility to public transport. The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that up to 1.5 spaces per unit being provided for 3 bedroom properties. In line with the London Plan, the proposed development could therefore provide up to a maximum of 12 spaces.
- 8.30 Although the scheme only proposes 9 on-site parking spaces, a parking survey has been provided showing very low parking stress (5 spaces of 70 were occupied). The proposed car parking provision is considered acceptable when taking into account the low on street parking stress.
- 8.31 There are a number of representations that refer to the highway safety at the site. In respect to highway safety, the access is centrally located with good visibility and vehicles have the ability to turn on site. A swept path plan has been accepted by highways engineers, this will allow for vehicles to enter and exit in first gear.
- 8.32 A financial contribution of £12,000 will be secured through a Section 106 contribution that will go towards improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions. Membership of car club for the units for 3 years. This is

required because of the increased traffic generated from the increased number of units.

- 8.33 Cycle storage for 2 cycles per unit would be provided within the rear gardens of the units. 20% of parking spaces must be provided with active charging points, with active EVCPs. This will be conditioned.
- 8.34 The refuse arrangements would be acceptable and for an 8 unit scheme would require 1x1100ltr landfill, 1x1280ltr commingled dry recycling and 1x140ltr food recycling which has been accommodated within the site. One refuse store is located close to the highway, the other store is in the middle of the site and is a temporary storage area from where the refuse will need to be taken to the highway on collection day. It can be secured by condition.

A condition has been added requiring pedestrian visibility splays to be retained.

- 8.35 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

#### Impact on trees and wildlife

- 8.36 The site is bordered by established trees and shrubs adding to the overall amenity value and also providing a good degree of screening. The proposed landscape design will protect most of the existing trees and will provide a large variety of bushes and hedges. A landscaping and planting plan has been submitted and can be conditioned. The proposal seeks to remove two category C trees and some pruning works are required to facilitate the proposal.
- 8.37 Foundations for three of the new dwellings extend into the theoretical Root Protection Areas of T3, T7 and T8. However, only small portions are affected. In order to minimise the potential impact upon these trees, it is proposed to excavate the foundations within the Root Protection Areas of these three trees using hand tools to a depth of 600mm, under the supervision of the project arborist. Deeper excavation may be undertaken using a mechanical excavator so long as it operates from a suitable load spreading surface or from outside all Root Protection Areas. Excavation for the foundations shall not extend more than 200mm beyond the build line in the direction of the trees to keep the extent of excavation towards the trees down to the minimum amount possible.
- 8.38 Foundations for one new dwelling will extend into to the theoretical Root Protection Areas of T1, T2 and T4. No more than 12.5% of any RPA shall be affected by the proposed foundations. In order to minimise the potential impact on the root systems of these trees, a shallow raft or beam foundation is proposed to ensure the retention of any roots in excess of 40mm. A tree survey has been submitted and the new tree planting detail submitted is acceptable. It is

recommended that a condition be added requiring these details to be agreed prior to commencement of development.

- 8.39 The works should also be undertaken in accordance with the Arboricultural Report and Impact Assessment recommendations and this has been conditioned.
- 8.40 A Preliminary Ecological Appraisal and Preliminary Inspection for Bats relating to the likely impacts of development on designated sites, protected species and priority species & habitats has been submitted with the application which has been assessed by the Council's ecology consultant. In addition a Bat Survey did not record any evidence of bats.
- 8.41 The ecology consultant is satisfied that there is sufficient ecological information available for determination. The likely impacts on protected and priority species & habitats can be made acceptable with appropriate mitigation measures secured.
- 8.42 The mitigation measures identified in the Bat Emergence/Re-entry Surveys and Mitigation Report should be secured and implemented in full. This is necessary to conserve and enhance protected and priority species particularly bats. This has been conditioned.
- 8.43 A Biodiversity enhancement strategy is also required as a pre-commencement condition to enhance protected and priority species/habitats. This has been conditioned.
- 8.44 The Council has certainty of the likely impacts on protected species and sites. Through the imposition of planning conditions and work undertaken to date, the local planning authority has operated in accordance with its statutory duties relating to biodiversity and national and local policy requirements.



Fig 7: Extract from submitted soft landscaping scheme

### Sustainability Issues

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

### Other Matters

8.46 The site is not located in any designated flood risk area. The applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking area will incorporate permeable paving which will provide capacity for surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.

8.47 An Archaeological desk based study has been submitted with the application. The study has been assessed by The Greater London Archaeological Advisory Service who have recommended no archaeological requirement.

8.48 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst the details submitted to date might well be acceptable, it would be prudent to condition a Construction Logistics Plan to be approved, as appointed contractors may have an alternative approach to construction methods and the condition ensures that the LPA maintains control to ensure the development progresses in an acceptable manner.

- 8.49 Representations have been made in respect to a lack of affordable homes being provided at the site, however the scheme is for 8 units and as such is under the threshold where the provision for affordable homes would be required.
- 8.50 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

### **Conclusions & planning balance**

- 8.51 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and weight is given to the provision of family units. The proposal, through amendments would have an acceptable impact on neighbouring properties. Overall, the scheme is considered to provide high quality homes in a fashion responsive to the plot and its character and the scheme is recommended for approval.
- 8.52 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: 7th December 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.

23/11/2020 to 04/12/2020

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

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

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

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

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Ref. No. :	19/02517/FUL	Ward :	<b>Addiscombe East</b>
Location :	263 - 265 Lower Addiscombe Road Croydon CR0 6RD	Type:	Full planning permission
Proposal :	Erection of a (mansard) second floor with two side dormer windows, creation of two flats (Amended drawings received 10.12.2019.		



Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

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 2.9 metres and a maximum height of 3 metres

Date Decision: 25.11.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/05999/DISC

**Ward : Addiscombe East**

Location : Braeside Works  
20A Teevan Road  
Croydon  
CR0 6RN

Type: Discharge of Conditions

Proposal : Discharge of condition 6 (contamination) of permission 20/01605/GPDO for Change of use from Light Industrial (B1c) to Residential (C3) to create a total of 6 dwellings.

Date Decision: 03.12.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00056/DISC

**Ward : Addiscombe West**

Location : Land Adjacent To East Croydon Station And  
Land At Cherry Orchard Road, Cherry  
Orchard Gardens, Billington Hill, Croydon.

Type: Discharge of Conditions

Proposal : Discharge of condition 39 (Public Art Strategy) 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: 26.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03375/DISC

**Ward : Addiscombe West**

Location : Ark Oval Primary Academy  
Cherry Orchard Road  
Croydon  
CR0 6BA

Type: Discharge of Conditions

## Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Proposal : Details in relation to Condition 11 (Construction Logistics Plan) Phase 1 in respect to planning permission ref 19/05930/FUL demolition of the redundant former nursery building and dilapidated timber building to provide a new single storey children's pre-school/nursery building, within Ark Oval School.

Date Decision: 27.11.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/03506/LE

Ward : **Addiscombe West**

Location : Tara  
Chisholm Road  
Croydon  
CR0 6UP

Type: LDC (Existing) Use edged

Proposal : Lawful development certificate (191 existing) for use as a House of Multiple Occupation for 6 people.

Date Decision: 24.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05084/DISC

Ward : **Addiscombe West**

Location : Workshop And Premises Rear Of 27 - 29  
Leslie Park Road  
Croydon  
CR0 6TN

Type: Discharge of Conditions

Proposal : Details pursuant to Conditions 3 (Details), 4 (landscaping), 5 (finished floor levels), 6 (Cycle and refuse) 17 (fire safety strategy), 23 (CLP) of planning permission ref 20/01301/FUL for Demolition of existing buildings and erection of a part single; part two, part three storey building comprising 1x 2 bed house, 1x2 bed flat, 1x1 bed flat, 1x studio flat and three-storey commercial block including conversion of basement into incidental commercial use; refuse and cycle provision; amenity space for residential occupiers.

Date Decision: 27.11.20

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. : 20/05188/FUL

Ward : **Addiscombe West**

Location : 13 Leicester Road  
Croydon  
CR0 6EB

Type: Full planning permission

Proposal : Alterations, erection of replacement rear dormer, dormer extension to existing rear outrigger and installation of two rooflights in front roofslope.

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Date Decision: 04.12.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05228/HSE  
Location : 29 Warren Road  
Croydon  
CR0 6PE  
Proposal : Erection of single storey side/rear extension

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

Date Decision: 03.12.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05437/GPDO  
Location : 74 Oval Road  
Croydon  
CR0 6BL  
Proposal : Erection of 2 single storey rear extensions projecting out 6 metres and 2.5 metres

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

Date Decision: 01.12.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/05024/LP  
Location : 34 Brook Road  
Thornton Heath  
CR7 7RB  
Proposal : Erection of dormer extensions in the rear roof slopes and roof lights in the front roof slope

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

Date Decision: 02.12.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05039/FUL  
Location : 14 Penschurst Road  
Thornton Heath  
CR7 7EA  
Proposal : Change of use of existing 3 bed house to a 5 bedroom House of Multiple Occupation.

**Ward : Bensham Manor**  
Type: Full planning permission







Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : 26 Hathaway Road  
Croydon  
CR0 2TP  
Type: LDC (Proposed) Operations  
edged

Proposal : Roof extension including rear and side facing dormers and front facing roof lights

Date Decision: 24.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/04963/FUL  
Location : 8 Chapman Road  
Croydon  
CR0 3NU  
Ward : **Broad Green**  
Type: Full planning permission

Proposal : Alterations, including the erection single storey side/rear extension and the conversion of a single dwelling house into separate units to form 1 x 3-bed unit, and 1 x 2-bed unit and 1x1 bed unit.

Date Decision: 30.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04989/LP  
Location : 22 Stonecroft Way  
Croydon  
CR0 3DG  
Ward : **Broad Green**  
Type: LDC (Proposed) Operations  
edged

Proposal : Construction of loft conversion, with dormer in the rear roof slope and dormer in the rear roof slope.

Date Decision: 24.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05122/FUL  
Location : 60 Greenside Road  
Croydon  
CR0 3PN  
Ward : **Broad Green**  
Type: Full planning permission

Proposal : Alterations; Conversion of single dwelling to form 1 x 1-bed flat and 1 x 2-bed flat.

Date Decision: 30.11.20

**Permission Refused**

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

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Ref. No. : 20/05452/GPDO **Ward : Broad Green**  
Location : 114 Rochford Way **Type: Prior Appvl - Class A Larger**  
Croydon **House Extns**  
CR0 3AH

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 3 metres and a maximum height of 3.2 metres

Date Decision: 01.12.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/05608/DISC **Ward : Broad Green**  
Location : Land Former Site Of **Type: Discharge of Conditions**  
78 Purley Way  
Croydon  
CR0 3JP

Proposal : Discharge of condition 4 ((iii) contamination - validation report) and 12 (Microgeneration Certification Scheme (MCS)) of planning permission reference (19/03360/FUL) dated 20/09/2019 for the 'Erection of four storey building for storage (Use Class B8) with associated water sprinkler tank, landscaping, cycle parking and car parking/ access.'

Date Decision: 23.11.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05615/LP **Ward : Broad Green**  
Location : 124 Fairholme Road **Type: LDC (Proposed) Operations**  
Croydon **edged**  
CR0 3PH

Proposal : Erection of rear dormer windows and two front roof lights

Date Decision: 24.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05854/PDO **Ward : Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : O/S Lutine House  
1-2 Purley Way Crescent  
Purley Way  
Croydon  
CR0 3JS

Type: Observations on permitted development

Proposal : 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 02.12.20

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 20/03499/DISC

Ward : **Crystal Palace And Upper Norwood**

Location : 55 - 133 College Green  
Upper Norwood  
London  
SE19 3PR

Type: Discharge of Conditions

Proposal : Details pursuant to condition 10 Sustainable drainage of planning permission ref 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: 27.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03951/FUL

Ward : **Crystal Palace And Upper Norwood**

Location : 16A Westow Street  
Upper Norwood  
London  
SE19 3AH

Type: Full planning permission

Proposal : Installation of replacement windows in front elevation.

Date Decision: 24.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04180/GPDO  
Location : 76 Waddington Way  
Upper Norwood  
London  
SE19 3UA  
Ward : **Crystal Palace And Upper Norwood**  
Type: Prior Appvl - Class AA upto 2 storeys

Proposal : Erection of additional storey on roof

Date Decision: 30.11.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04979/HSE  
Location : 7 Glenhurst Rise  
Upper Norwood  
London  
SE19 3XN  
Ward : **Crystal Palace And Upper Norwood**  
Type: Householder Application

Proposal : Erection of single storey rear extension and an extension to the front porch.

Date Decision: 23.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05192/LP  
Location : 17 Grangecliffe Gardens  
South Norwood  
London  
SE25 6SY  
Ward : **Crystal Palace And Upper Norwood**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of loft conversion, including roof lights in the front roof slope and a dormer in the rear roof slope.

Date Decision: 01.12.20

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

Level: Delegated Business Meeting

Ref. No. : 20/05384/TRE **Ward : Crystal Palace And Upper Norwood**

Location : Vicarage Court, Cloister & Saints Courts **Type: Consent for works to protected trees**  
 3 - 5 Sylvan Hill  
 Upper Norwood  
 London  
 SE19 2QB

Proposal : T355 Sycamore: Crown reduce by 2m approx and Crown thin by 20 percent. T356 Pine: Reduce height by 2m and East facing lateral branches by 1.5. T358 Robinia: fell. T359 Lime: Crown lift to 4m from ground level over driveway. T361 Hornbeam: Crown reduce by 2m and Crown lift to 4m. T363 Sycamore: Reduce by 2m. T367 Lime: Clear basal growth and suckers. T370 Sycamore: Reduce height by 3m and lateral branches by 1.5. T372 Sycamore: Pollard at original points approx. 7m. T374 Horse Chestnut: Reduce South facing lateral branches by 3m and remainder of crown by 1.5 and Crown lift to 5m over road. T376 Oak: fell. T380 Sycamore: Pollard main stem at 6m and allow to regenerate and remove secondary stem overhanging public footpath. T382 Sycamore: Crown lift to 4m from ground level. T384 Oak: Thin crown evenly by 50 percent. T386 Holm Oak: Crown lift to 4m from ground level over public footpath. T388 Sycamore: fell. T389 Silver Birch: fell. T392 Oak: remove epicormics growth to a height of 4m over drive. T395 Goat Willow: Cut back laterals from building to give 3m clearance shape remainder to balance. T396 Lime: Crown lift to 4m from ground level. T412 Hornbeam: Crown reduce by 1.5m and Crown lift to 2.5m from ground level. T422 Sycamore: Cut back low lateral to point of origin. T423 Oak: Reduce northwest stem by 3m and reduce height of southeast stem by 4m. T425 Oak: Crown lift to 3m from ground level. T428 Oak: fell. T433 Horse Chestnut: fell (dead). T436 Sycamore: Pollard at 6m. T436.1 Mixed Species Group: Crown reduce 2x Sycamore to previous reduction points. T437 Pine: Remove stem at 7m overhanging birch. T443 Holm Oak: Reduce height by 3m to suitable growth points. T444 Silver Birch: Reduce height by 3m and reduce North facing lateral branches by 1 - 1.5m to balance.  
 (TPO no. 3, 1970 \_ TPO no. 33, 1983)

Date Decision: 26.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05485/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 17 Sylvan Road **Type: Works to Trees in a Conservation Area**  
 Upper Norwood  
 London  
 SE19 2RU







Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : 44 St Andrews Road  
Coulsdon  
CR5 3HA  
Type: Householder Application  
Proposal : Erection of a single storey side extension with Velux roof windows.  
Date Decision: 30.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05142/HSE  
Location : 21 Clifton Road  
Coulsdon  
CR5 2DW  
Type: Householder Application  
Ward : Coulsdon Town  
Proposal : Conversion of garage into family room / play room with addition of roof light / window to front / bi-fold door to rear; Replacement of existing conservatory with single-storey rear extension; Additional raised decking to side / rear of garage.  
Date Decision: 30.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05155/HSE  
Location : 23 Linden Avenue  
Coulsdon  
CR5 3BT  
Type: Householder Application  
Ward : Coulsdon Town  
Proposal : Alterations; erection of roof over existing garage, erection of two storey side extension/enlargement of roof and dormer extension on front roof slope  
Date Decision: 26.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05256/GPDO  
Location : 15 The Grove  
Coulsdon  
CR5 2BH  
Type: Prior Appvl - Class A Larger House Extns  
Ward : Coulsdon Town  
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 2.65 metres and a maximum height of 3.5 metres  
Date Decision: 25.11.20

**Prior Approval No Jurisdiction (GPDO)**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Level: Delegated Business Meeting

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Ref. No. : 20/05624/PDO  
Location : Telecommunication Mast  
Coulsdon Area Farm  
Lime Tree Avenue  
Coulsdon  
Croydon  
CR5 3GB

**Ward :** Coulsdon Town  
**Type:** Observations on permitted development

**Proposal :** Removal of existing 3no Telefonica antennas, to be replaced with new 3no Telefonica antennas, on existing headframe. The removal of existing meter cabinet to be replaced with new meter cabinet and ancillary development to include the removal of existing 3no Telefonica Remote Radio Units to be replaced with proposed 9no Telefonica Remote Radio Units.

Date Decision: 26.11.20

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 20/05863/PDO  
Location : O/S 204 Brighton Road  
Coulsdon  
CR5 2NF

**Ward :** Coulsdon Town  
**Type:** Observations on permitted development

**Proposal :** 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 03.12.20

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 20/03120/FUL  
Location : 166 North End  
Croydon  
CR0 1UF

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

**Proposal :** Change use of the premises from A1 to a mixed use development A3 and D2. The former ground and first floor sales area will become a community cafe and bar area while the first floor stores and offices would become a D2 multifunction community events space.

Date Decision: 24.11.20

**Permission Granted**



## Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

**Location :** Land Adjoining East Croydon Station, Type: Discharge of Conditions  
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

**Proposal :** Discharge of Condition 48 (Tower cranes) in respect of Plot B04/B05 attached to  
planning permission 20/01503/CONR 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:** 30.11.20

### Approved

**Level:** Delegated Business Meeting

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**Ref. No. :** 20/04964/DISC **Ward :** **Fairfield**

**Location :** Land Adjoining East Croydon Station, Type: Discharge of Conditions  
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

**Proposal :** Discharge of Condition 44 (Environmental management plan) in respect of Plot B04/B05  
attached to planning permission 20/01503/CONR 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)



## Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : Land Adjoining East Croydon Station, Type: Discharge of Conditions  
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

Proposal : Discharge of Condition 73 (Wind mitigation measures) in respect of Plot B04/B05 attached to planning permission 20/01503/CONR 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: 30.11.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/05860/PDO Ward : **Fairfield**  
Location : O/S 1 - 183 Newgate Tower Type: Observations on permitted  
Croydon development  
CR0 2FB

Proposal : 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 02.12.20

### No Objection

Level: Delegated Business Meeting

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Ref. No. : 19/04547/LE Ward : **Kenley**  
Location : 9 Little Roke Avenue Type: LDC (Existing) Use edged  
Kenley  
CR8 5NN  
Proposal : Use of property as two flats







Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Ref. No. : 20/05088/TRE **Ward : Kenley**  
Location : 3 Shord Hill Type: Consent for works to protected  
Kenley trees  
CR8 5SH  
Proposal : T1: Beech Tree - overall crown reduction by 2.5 - 3 metres to previous pruning points  
(TPO no.30, 2008)  
Date Decision: 26.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05160/HSE **Ward : Kenley**  
Location : 11 New Barn Lane Type: Householder Application  
Whyteleafe  
CR3 0EX  
Proposal : Alterations, erection of a single storey side and rear extension and conversion of garage  
into a habitable room  
Date Decision: 27.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05205/DISC **Ward : Kenley**  
Location : 90A Higher Drive Type: Discharge of Conditions  
Purley  
CR8 2HJ  
Proposal : Discharge of condition 8 (external materials) of 19/04119/FUL  
Date Decision: 03.12.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05296/HSE **Ward : Kenley**  
Location : 106 Haydn Avenue Type: Householder Application  
Purley  
CR8 4AF  
Proposal : Alterations to the roof of the existing single storey front and side extension.  
Date Decision: 01.12.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05377/TRE **Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : 24 Abbots Lane  
Kenley  
CR8 5JH  
Type: Consent for works to protected trees

Proposal : T1 & T2 Ash - Removal of both to ground level due to Ash dieback (Chalara)  
T3 Hawthorne - Removal  
T4 & T5 Pine - Crown clean both trees removing any deadwood over 50mm in diameter and thin the crown by 20%.  
T6 Silver Birch - Reduce and reshape tree by approx. 2 meters  
(TPO 19 of 2009)

Date Decision: 02.12.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05406/TRE  
Location : 119 Welcomes Road  
Kenley  
CR8 5HB  
Type: Consent for works to protected trees  
Ward : Kenley

Proposal : T1 Ash: fell due to ash die back and risk to the highway  
(TPO no.1, 2003)

Date Decision: 26.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05418/HSE  
Location : 9 Beckett Avenue  
Kenley  
CR8 5LT  
Type: Householder Application  
Ward : Kenley

Proposal : Alterations including erection of a first floor rear extension, rear dormer including increased ridge height to the main roof and 3 rooflights to the front roofslope, and removal of existing timber cladding with the property to be rendered.

Date Decision: 03.12.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05387/HSE  
Ward : New Addington South

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : 39 Kennelwood Crescent  
Croydon  
CR0 0DR  
Type: Householder Application  
Proposal : Alterations, erection of a two storey side extension

Date Decision: 30.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05434/GPDO  
Location : 35 Calley Down Crescent  
Croydon  
CR0 0EZ  
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 3 metres and a maximum height of 4 metres

Date Decision: 26.11.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05577/NMA  
Location : 56A - 76D Chertsey Crescent  
Croydon  
CR0 0DX  
Ward : **New Addington South**  
Type: Non-material amendment

Proposal : Non material amendment to planning application 18/01995/ful granted for refurbishment of tower block to include new rain-screen cladding, new windows and upgraded roof works. Provision of new landscaping works to include up to 9 car parking spaces, new bin stores, new general stores, new mobility scooter stores and soft/hard landscaping. Provision of new covered ramp to rear of building for means of escape and access to the garden areas and stores. Provision of new security railings and gates for vehicles and pedestrian access.

Date Decision: 27.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05933/NMA  
Ward : **New Addington South**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : 33 Shaxton Crescent  
Croydon  
CR0 0NW  
Type: Non-material amendment

Proposal : Non material amendment sought pursuant to planning permission 19/04009/HSE for the non material amendment being alterations to the front door, new rear door to provide access to the garden and provision of an internal door.

Date Decision: 04.12.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02583/GPDO  
Location : 27 Georgia Road  
Thornton Heath  
CR7 8DU  
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 2.95 metres and a maximum height of 3.2 metres

Date Decision: 24.11.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/02620/HSE  
Location : 37 St Oswald's Road  
Norbury  
London  
SW16 3SA  
Ward : **Norbury Park**  
Type: Householder Application

Proposal : Alterations; conversion of existing garage, erection of first-floor side extension, erection of single-storey rear/side extension, erection of rear dormer and installation of 1 rooflight in front roofslope.

Date Decision: 26.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03425/HSE  
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : 3 Briar Avenue  
Norbury  
London  
SW16 3AB  
Type: Householder Application

Proposal : Alterations. Erection of single/two storey side and rear extension as well as hip to gable roof extension and rear roof dormer.

Date Decision: 24.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03678/HSE  
Location : 63 St Oswald's Road  
Norbury  
London  
SW16 3SA  
Type: Householder Application  
Ward : **Norbury Park**

Proposal : Alterations, erection of two-storey side extension and two-storey rear extension.

Date Decision: 04.12.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04135/HSE  
Location : 22 St Oswald's Road  
Norbury  
London  
SW16 3SB  
Type: Householder Application  
Ward : **Norbury Park**

Proposal : Alterations, including construction of loft conversion with roof lights in the front slope and dormer in the rear, alteration of garage into habitable room and the erection of single storey/porch.

Date Decision: 27.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04976/HSE  
Location : 7 Croft Road  
Norbury  
London  
SW16 3NG  
Type: Householder Application  
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Proposal : Alterations to front porch including the front extension of the garage, demolition and erection of single storey side/rear extension and all associated works.

Date Decision: 04.12.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05042/GPDO  
Location : 1A Northwood Road  
Thornton Heath  
CR7 8HU

**Ward : Norbury Park**  
Type: Prior Appvl - Class M A1/A2 to dwelling

Proposal : Prior approval for a change of use of part of the existing betting shop (sui generis) to C3 dwellinghouses) to create 4 no flats

Date Decision: 24.11.20

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 20/05068/GPDO  
Location : 290 Green Lane  
Norbury  
London  
SW16 3BA

**Ward : Norbury Park**  
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 2.98 metres and a maximum height of 4 metres

Date Decision: 23.11.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05090/TRE  
Location : 8 Hollies Close  
Norbury  
London  
SW16 3EF

**Ward : Norbury Park**  
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Proposal : Turkey Oak - T8 on site plan - Fell. Turkey Oak - T9 on site plan - Fell. The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability. Please see engineers report attached.  
(TPO no. 2, 1975)

Date Decision: 26.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05176/FUL  
Location : 37 Highbury Avenue  
Thornton Heath  
CR7 8BP  
Proposal : Alterations; Change of Use from a Residential Dwelling (C3) to a large HMO (Housing in Multiple Occupancy) Sui Generis for up to 11 occupants.

Ward : **Norbury Park**  
Type: Full planning permission

Date Decision: 03.12.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/05215/CAT  
Location : 16 Ryecroft Road  
Norbury  
London  
SW16 3EG  
Proposal : Pear (T4) - Fell

Ward : **Norbury Park**  
Type: Works to Trees in a Conservation Area

The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.

Date Decision: 26.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05216/CAT  
Location : 14 Ryecroft Road  
Norbury  
London  
SW16 3EG

Ward : **Norbury Park**  
Type: Works to Trees in a Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Proposal : Oak (T1) - Fell

The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.

Date Decision: 26.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05217/CAT  
Location : 43 Crown Lane  
Norbury  
London  
SW16 3JE

**Ward : Norbury Park**  
Type: Works to Trees in a  
Conservation Area

Proposal : Ash (T5) - Fell  
Oak (TG3) - Fell all x5

The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.

Date Decision: 26.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05220/HSE  
Location : 169 Norbury Avenue  
Thornton Heath  
CR7 8AP

**Ward : Norbury Park**  
Type: Householder Application

Proposal : Erection of a front porch

Date Decision: 04.12.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05299/CAT  
Location : 8 Hollies Close  
Norbury  
London  
SW16 3EF

**Ward : Norbury Park**  
Type: Works to Trees in a  
Conservation Area





Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : 5 Croindene Road  
Norbury  
London  
SW16 5RE  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of loft conversion with dormer in the rear roof slope

Date Decision: 24.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/04060/HSE  
Location : 36 Dunbar Avenue  
Norbury  
London  
SW16 4SD  
Type: **Ward : Norbury And Pollards Hill**  
Householder Application  
Proposal : Erection of single storey side/rear extension.

Date Decision: 03.12.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04391/DISC  
Location : 101 Kilmartin Avenue  
Norbury  
London  
SW16 4RA  
Type: **Ward : Norbury And Pollards Hill**  
Discharge of Conditions  
Proposal : Details pursuant to the discharge of Condition 5 (landscaping) of planning permission 20/00156/FUL for 'Ground floor and rear roof extensions and conversion of the house into two flats'

Date Decision: 24.11.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05070/LP  
Location : 42 Norbury Court Road  
Norbury  
London  
SW16 4HT  
Type: **Ward : Norbury And Pollards Hill**  
LDC (Proposed) Operations  
edged  
Proposal : Erection of a detached dance studio in the rear garden

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Date Decision: 26.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05378/GPDO  
Location : 50 Dalmeny Avenue  
Norbury  
London  
SW16 4RT

**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 2.9 metres and a maximum height of 3.7 metres

Date Decision: 27.11.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05579/NMA  
Location : 24 Pollards Hill West  
Norbury  
London  
SW16 4NT

**Ward : Norbury And Pollards Hill**  
Type: Non-material amendment

Proposal : Non material amendment to planning permission 19/05019/HSE to alter the windows and doors to the front and side elevations

Date Decision: 24.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05622/PDO  
Location : Telephone Exchange  
Craignish Avenue  
Norbury  
London  
SW16 4DD

**Ward : Norbury And Pollards Hill**  
Type: Observations on permitted  
development

Proposal : Installation of 3no. x RRZZT4S4-65B-R6 antenna at 27.25m using existing steelwork on the stub tower located on the rooftop and 7no. x RRU's on existing steelwork to the rear of new antenna or on mounting rail brackets. Ancillary equipment including the installation of 12no. x AVA5-50 Feeder cables and 1 x Hybrid fibre cable to be installed within new 300mm cable tray, existing feeders to be removed.

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Date Decision: 27.11.20

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 19/05094/DISC  
Location : Homefield House  
57 Homefield Road  
Coulsdon  
CR5 1ET

**Ward : Old Coulsdon**  
Type: Discharge of Conditions

Proposal : Discharge of condition 11 (low emissions strategy) attached to planning application 16/06400/FUL for the Demolition of former care home. Erection of 1 three storey building comprising 5 one bedroom and 5 two bedroom flats. Erection of 6 two bedroom and 8 three bedroom houses. Formation of vehicular access and provision of associated car parking, landscaping and other associated works.

Date Decision: 25.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05202/FUL  
Location : 48 Homefield Road  
Coulsdon  
CR5 1ES

**Ward : Old Coulsdon**  
Type: Full planning permission

Proposal : Demolition of existing house and erection of 1 x 4 bedroom dwelling and 3 x 3 bedroom dwellings with associated car parking, PV panels, cycle parking, refuse storage and landscaping

Date Decision: 02.12.20

**Permission Granted**

Level: Planning Committee - Minor Applications

---

Ref. No. : 20/02483/TRE  
Location : 4 Shaw Grove  
Coulsdon  
CR5 1EW

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



Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Proposal : Erection of single storey rear extension/conservatory with raised patio area and steps

Date Decision: 26.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04397/DISC

Ward : **Old Coulsdon**

Location : 76 - 80 Waddington Avenue  
Coulsdon  
CR5 1QN

Type: Discharge of Conditions

Proposal : Discharge of Conditions 7(CLP) and 11(DSMP) for planning permission 19/04003/FUL, dated 29/01/2020 for: Construction of a two-storey four-bedroom dwellinghouse to the front, a row of 8 x two-storey semi-detached dwellinghouses (1x 2-bed and 7x3bed) to the rear with associated vehicular access, 15 car parking spaces, refuse refuge and hard and soft landscaping; following demolition of existing bungalow and garages.

Date Decision: 01.12.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05127/TRE

Ward : **Old Coulsdon**

Location : Presbytery  
372 Coulsdon Road  
Coulsdon  
CR5 1EF

Type: Consent for works to protected trees

Proposal : T5 Oak (Rear garden) Overall crown reduction of 2-2.5m  
(TPO no. 7, 1984)

Date Decision: 26.11.20

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 20/05286/TRE

Ward : **Old Coulsdon**

Location : 13 Cearn Way  
Coulsdon  
CR5 2LH

Type: Consent for works to protected trees

Proposal : T1, Yew: Crown lift tree to 5.5m over highway. low branches are being hit by passing buses.  
(TPO no.6, 1985)

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Date Decision: 26.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. :	20/00332/FUL	<b>Ward :</b>	<b>Park Hill And Whitgift</b>
Location :	173 And Rear Of 175 Coombe Road, Croydon, CR0 5SQ	Type:	Full planning permission
Proposal :	Erection of two storey outbuilding		

Date Decision: 25.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. :	20/03198/CONR	<b>Ward :</b>	<b>Purley Oaks And Riddlesdown</b>
Location :	164 Pampisford Road South Croydon CR2 6DA	Type:	Removal of Condition
Proposal :	Variation of condition 8 (approved plans) subject to previous planning consent ref. 18/03025/CONR.		

Date Decision: 23.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. :	20/03238/LP	<b>Ward :</b>	<b>Purley Oaks And Riddlesdown</b>
Location :	103 Whytecliffe Road North Purley CR8 2AE	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of a single storey rear extension.		







Ref. No. : 20/05442/GPDO **Ward : Purley Oaks And Riddlesdown**  
Location : 58 Montpelier Road **Type: Prior Appvl - Class A Larger House Extns**  
Purley  
CR8 2QA  
Proposal : Erection of a single storey rear extension projecting out 3.8 metres from the rear wall of the original house with a height to the eaves of 2.79 metres and a maximum height of 3.18 metres

Date Decision: 01.12.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/05617/TRE **Ward : Purley Oaks And Riddlesdown**  
Location : 196 Pampisford Road **Type: Consent for works to protected trees**  
South Croydon  
CR2 6DB  
Proposal : 1 x Cedar - Reduce lateral spread of crown growing over roof of 198 Pampisford Rd by 2.5m leaving 4-5m. (TPO 13 of 1978)

Date Decision: 02.12.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/06010/DISC **Ward : Purley Oaks And Riddlesdown**  
Location : 64 - 74 Whytecliffe Road North **Type: Discharge of Conditions**  
Purley  
CR8 2AR  
Proposal : Discharge of condition 3 (CLP) of planning permission reference 19/02678/FUL 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.'

Date Decision: 04.12.20

**Approved**



## Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Level: Planning Committee - Minor Applications

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Ref. No. : 20/02785/CONR  
Location : Rose Cottage  
Woodcote Lane  
Purley  
CR8 3HB  
Ward : **Purley And Woodcote**  
Type: Removal of Condition  
Proposal : Variation of Condition 3 (landscaping) associated with Planning Permission 15/03845/P granted for the erection of detached octagonal single storey four bedroom bungalow with basement and detached garage

Date Decision: 30.11.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/03074/DISC  
Location : 62 Brighton Road  
Purley  
CR8 2LJ  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions  
Proposal : Discharge of conditions Condition 6 (Refuse and Cycle Storage) and Condition 8 (Landscaping) attached to Planning Permission 20/01729/CONR granted for the variation to condition 1 (approved plans) of 16/04860/FUL approved for alterations and conversion to form 4 two bedroom flats, erection of single/two storey side/rear extensions and dormer extension in rear roof slope, provision of associated parking

Date Decision: 25.11.20

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. : 20/03140/DISC  
Location : 8 - 10 Grovelands Road  
Purley  
CR8 4LA  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions  
Proposal : Discharge of Conditions 7(CLP), 8 (Travel Plan), 9 (SuDs), 10 (NE License), 11 (CEMP) and 12 (Biodiversity Enhancement) for application 19/04152/FUL decision dated 17/06/2020 for the: Construction of three building blocks with heights ranging between four to five storeys to accommodate 44 flats ( 13 x 1-bed, 25 x 2-bed and 6 x 3-bed) with associated 32 parking spaces, a new vehicular access, cycle and refuse stores and hard and soft landscaping, following demolition of existing two dwellinghouses.

Date Decision: 04.12.20

### Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Level: Delegated Business Meeting

---

Ref. No. : 20/03270/HSE  
Location : 4 Furze Hill  
Purley  
CR8 3LA  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Demolition of the existing north wing and the erection of a three-storey side extension, two-storey rear extension, rear facade and roof alterations and all associated works to provide additional residential accommodation to 4 Furze Hill.

Date Decision: 03.12.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/03511/DISC  
Location : 1 Higher Drive  
Purley  
CR8 2HP  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions  
Proposal : Discharge of condition 4 (landscape) of 19/04216/FUL

Date Decision: 27.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03712/HSE  
Location : 62 Hartley Old Road  
Purley  
CR8 4HJ  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Alterations, use of garage as a room and erection of single storey rear extension, erection of first floor rear extension incorporating balconies and roof extensions

Date Decision: 02.12.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/03891/HSE  
Location : 8 Box Ridge Avenue  
Purley  
CR8 3AP  
Ward : **Purley And Woodcote**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Proposal : Erection of two storey side extension.

Date Decision: 30.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03996/CONR

**Ward : Purley And Woodcote**

Location : 70 Foxley Lane  
Purley  
CR8 3EE

Type: Removal of Condition

Proposal : Variation of Condition 1 (plans) and Condition 2 (landscaping) of Planning Permission 20/00481/CONR (amendment to 16/06198/FUL) approved for the conversion to form 2 two bedroom, 2 one bedroom and 1 studio flats. Erection of single/two storey side/rear extensions. Variations include alterations to the front of the site.

Date Decision: 26.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04214/DISC

**Ward : Purley And Woodcote**

Location : 14 Russell Green Close  
Purley  
CR8 2NR

Type: Discharge of Conditions

Proposal : Discharge of Conditions 5 (CLP) and 6 (Archaeology) for application 19/04607/FUL decision dated 31/01/2020 for the: Construction of a four-storey building, including habitable roof-space, to accommodate seven flats with associated car parking spaces, cycle and bin stores, soft and hard landscaping; following the demolition of existing dwellinghouse.

Date Decision: 01.12.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04957/OUT

**Ward : Purley And Woodcote**

Location : 41 Woodcrest Road  
Purley  
CR8 4JD

Type: Outline planning permission

Proposal : Outline application for the consideration of access, layout and scale only for the demolition of existing dwelling and erection of a part-three, part-four storey building comprising 8 units with associated vehicle and cycle parking, refuse store and landscaping.



Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : 51 Downlands Road  
Purley  
CR8 4JG  
Type: Householder Application  
Proposal : Erection of an orangery to the rear of the existing dwelling.

Date Decision: 30.11.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05415/CAT  
Location : 9 Briar Hill  
Purley  
CR8 3LF  
Type: **Ward : Purley And Woodcote**  
Works to Trees in a Conservation Area  
Proposal : 1, Oak - To shorten laterals over tennis court by 2 - 2.5m back to previous reduction points  
2, Oak - To shorten laterals over tennis court by 2 - 2.5m back to previous reduction points  
3, 2 x Spruce - To reduce laterals by 2m  
4, Laburnum - To reduce laterals by 2m  
5, Oak - To remove major dead wood  
6, Oak - To shorten laterals in line with chain link fence  
7, Oak - To shorten laterals in line with chain link fence plus remove lowest 4 branches and dead wood  
Reasons - To shorten branches so they do not overhang the tennis court.

Date Decision: 02.12.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/05560/TRE  
Location : 14 Meadow Hill  
Purley  
CR8 3HL  
Type: **Ward : Purley And Woodcote**  
Consent for works to protected trees



Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Proposal : Rear garden:

1 x Cypress tree - Reduce height by 4m leaving 6m

To allow more light and to reduce from touching the canopy of the neighbouring Copper beech tree  
(TPO 5 of 1999)

Date Decision: 02.12.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05772/NMA  
Location : 19 Box Ridge Avenue  
Purley  
CR8 3AS

**Ward : Purley And Woodcote**  
Type: Non-material amendment

Proposal : Non-material amendment (alterations to the proposed side and rear materiality) linked to planning application 19/04829/CONR for the Variation of condition 1 (approved drawings) and condition 7 (Arb Report and TPP) attached to planning decision ref. 18/04762/FUL for the demolition of existing two storey house and detached garage. Erection of two/three storey building with accommodation in the roofscape to provide 8 units including the provision of car and cycle parking, refuse storage facilities, hard and soft landscaping and land alterations throughout the site.

Date Decision: 25.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05805/PDO  
Location : 1 - 18 The Pines  
Purley  
CR8 2DZ

**Ward : Purley And Woodcote**  
Type: Observations on permitted development

Proposal : Replacement antennas, and associated ancillary development

Date Decision: 03.12.20

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 20/05861/PDO

**Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : O/S 22 Whytecliffe Road South Type: Observations on permitted  
Purley development  
CR8 2AU

Proposal : 4G Small Cell Radio Base station mounted to existing street lighting column with fibre  
and power connectivity at low level.

Date Decision: 03.12.20

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 20/05958/CAT Ward : **Purley And Woodcote**  
Location : 4 Silver Lane Type: Works to Trees in a  
Purley Conservation Area  
CR8 3HG

Proposal : T1 Ash - prune back to previous pruning points (back to the boundary). T2 Hornbeam -  
reduce back lateral branches upto first crown break. T3 Beech - crown lift and prune  
back lateral branches over hanging the boundary from upto approx 5m to a max cut size  
of 50mm. T4 Oak - Prune or remove low lateral branches that overhang from no4 back  
past the boundary. Prune back conifer hedgerow back to the boundary.

Date Decision: 26.11.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/06045/NMA Ward : **Purley And Woodcote**  
Location : Moreland Mansions Type: Non-material amendment  
2 More Close  
Purley  
CR8 2JN

Proposal : Non-material amendment (alterations to the proposed frontage area/access) linked to  
planning application 18/03342/FUL for the Demolition of existing property. Erection of  
three/four storey building comprising 9 flats (2 x three bedroom, 5 x two bedroom and 2 x  
1 bedroom flats) including balconies with new access, parking area, refuse and cycle  
storage

Date Decision: 30.11.20

**Not approved**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : 103 Church Way  
South Croydon  
CR2 0JU  
Type: Full planning permission

Proposal : Erection of a two storey building for two flats

Date Decision: 25.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03921/DISC  
Location : 2 - 5 Barrowsfield  
South Croydon  
CR2 9BZ  
Ward : **Sanderstead**  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 16, 20 and 21 for application 18/05157/FUL decision dated 23/01/2020 for the: 'Demolition of existing buildings and erection of 4/5 storey building comprising 33 self-contained flats (5 x one bed, 15 x two bed and 13 x three bed), vehicular access on Limpsfield Road, 26 car parking spaces (including two disabled car parking spaces), integral cycle store for 64 cycles, integral bin storage, hard and soft landscaping, boundary treatment and communal amenity space at roof level.'

Date Decision: 26.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04106/FUL  
Location : 60 Orchard Road  
South Croydon  
CR2 9LW  
Ward : **Sanderstead**  
Type: Full planning permission

Proposal : DEMOLITION OF EXISTING SHED AND ERECTION OF 3 BEDROOM TWO STOREY DETACHED DWELLING

Date Decision: 24.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04129/DISC  
Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : Greenglade Court  
22 Briton Crescent  
South Croydon  
CR2 0JF

Type: Discharge of Conditions

Proposal : Discharge of condition 5 (Construction Logistics Plan) attached to planning permission ref. 18/04026/FUL. (Demolition of the existing dwelling and erection of a three storey development for nine apartments with associated, nine off-street parking spaces, cycle storage and refuse store at 22 Briton Crescent Croydon, CR2 0JF).

Date Decision: 03.12.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/04144/LP

Location : 81 Hyde Road  
South Croydon  
CR2 9NS

Ward : **Sanderstead**

Type: LDC (Proposed) Operations edged

Proposal : Erection of a hip to gable roof extension and a rear dormer.

Date Decision: 03.12.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/04965/LP

Location : 21 Downsway  
South Croydon  
CR2 0JB

Ward : **Sanderstead**

Type: LDC (Proposed) Operations edged

Proposal : Erection of a hip to gable roof extension, including two rooflights to the front roofslope, a rear dormer and a front porch.

Date Decision: 04.12.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/04973/DISC

Location : Redstone Apartments  
4 Rectory Park  
South Croydon

Ward : **Sanderstead**

Type: Discharge of Conditions

## Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Proposal : Discharge of conditions 9 (carbon emissions reduction) and 10 (water efficiency) attached to planning permission ref. 20/00461/CONR. (Application to vary condition 1 (approved drawings) attached to planning permission ref.18/00588/FUL (Demolition of existing building: erection of a two storey building with accommodation in roof space comprising 3 two bedroom, 2 one bedroom and 2 three bedroom flats: formation of vehicular access onto Borrowdale Drive and provision of associated parking spaces, cycle storage and refuse store).

Date Decision: 23.11.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/04974/HSE  
Location : 24 The Woodfields  
South Croydon  
CR2 0HE

Ward : **Sanderstead**  
Type: Householder Application

Proposal : Alterations and erection of a single/two storey side/rear extension.

Date Decision: 01.12.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/05095/HSE  
Location : 19 Hazelwood Grove  
South Croydon  
CR2 9DW

Ward : **Sanderstead**  
Type: Householder Application

Proposal : Demolition of existing outbuilding and the erection of a single storey rear & side extension with internal alterations.

Date Decision: 27.11.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/05279/HSE  
Location : 286 Limpsfield Road  
South Croydon  
CR2 9DD

Ward : **Sanderstead**  
Type: Householder Application

Proposal : Demolition of existing rear conservatory, and erection of a single storey rear extension.

Date Decision: 04.12.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05420/TRE **Ward : Sanderstead**  
Location : 40 Tindale Close Type: Consent for works to protected  
South Croydon trees  
CR2 0RT  
Proposal : Beech (T1) - Reduce height to 8m and reduce spread to 3m radius due to identified  
structural weakness  
(TPO no.145)

Date Decision: 26.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05429/TRE **Ward : Sanderstead**  
Location : 49 Maywater Close Type: Consent for works to protected  
South Croydon trees  
CR2 0RS  
Proposal : Group of x10 yews: Reduce height by 2m and trim sides.  
(TPO 145)

Date Decision: 26.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05561/TRE **Ward : Sanderstead**  
Location : 32 Timberling Gardens Type: Consent for works to protected  
South Croydon trees  
CR2 0AW  
Proposal : 1 x Sycamore - Reduce crown by approx 1m below previous pruning points leaving 7m,  
the old pollard points are deteriorating  
ongoing maintenance/large tree in small garden/excessive shade  
(TPO 40 of 1979)

Date Decision: 02.12.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05616/TRE **Ward : Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : 6A Beech Avenue  
South Croydon  
CR2 0NL  
Type: Consent for works to protected trees

Proposal : 1 x Beech tree - Reduce crown by 3m leaving 3m  
(TPO 12 of 2009)

Date Decision: 02.12.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05823/DISC  
Location : Jasmine Lodge  
2A West Hill  
South Croydon  
CR2 0SA  
Ward : **Sanderstead**  
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (landscaping) attached to planning permission 17/02918/FUL for the Erection of part three/four storey buildings comprising 9 three bedroom flats with associated basement parking and cycle storage Formation of vehicular access and provision of refuse storage

Date Decision: 23.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05913/NMA  
Location : Greenglade Court  
22 Briton Crescent  
South Croydon  
CR2 0JF  
Ward : **Sanderstead**  
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref.18/04026/FUL (Demolition of the existing dwelling and erection of a three storey development for nine apartments with associated access, nine off-street parking spaces, cycle storage and refuse store).

Date Decision: 04.12.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05928/NMA  
Ward : **Sanderstead**



Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : 12A Hillsmead Way  
South Croydon  
CR2 9DL  
Type: Non-material amendment

Proposal : Non-material amendment for the removal of flank window serving the bedroom in the first floor side extension approved under 20/04196/HSE.

Date Decision: 30.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06265/NMA  
Location : 8 Barnfield Road  
South Croydon  
CR2 0EY  
Ward : **Sanderstead**  
Type: Non-material amendment

Proposal : Non-material amendment (alterations to the proposed first floor rear extension) linked to planning application 20/03627/HSE for the Removal of a garage door, alterations, single storey front extension, single storey rear extension and a part first storey rear infill extension.

Date Decision: 04.12.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05213/HSE  
Location : 6 Heathfield Vale  
South Croydon  
CR2 8AE  
Ward : **Selsdon And Addington Village**  
Type: Householder Application

Proposal : Demolition of existing single-storey side extension/garage, erection of a two-storey side/rear extension and alterations to front elevation.

Date Decision: 30.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05230/HSE  
Ward : **Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : 20 Gravel Hill  
Croydon  
CR0 5BB  
Type: Householder Application  
Proposal : Single storey rear extension and garage conversion.

Date Decision: 03.12.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05244/LP  
Ward : **Selsdon And Addington Village**  
Location : 20 Gravel Hill  
Croydon  
CR0 5BB  
Type: LDC (Proposed) Operations edged  
Proposal : Lawful development proposed for single storey rear extension.

Date Decision: 26.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05248/GPDO  
Ward : **Selsdon And Addington Village**  
Location : 20 Gravel Hill  
Croydon  
CR0 5BB  
Type: Prior Appvl - Class A Larger House Extns  
Proposal : Erection of a single storey rear extension projecting out 8 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 25.11.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/05277/LP  
Ward : **Selsdon And Addington Village**  
Location : 26 Freelands Avenue  
South Croydon  
CR2 8HT  
Type: LDC (Proposed) Use edged  
Proposal : Use as a C3 Dwellinghouse part (b) covers up to six people living together as a single household and receiving care



Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Date Decision: 30.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05335/HSE  
Location : 4 Sundale Avenue  
South Croydon  
CR2 8RY

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

Proposal : Alterations, erection of a single storey rear extension

Date Decision: 30.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05382/TRE  
Location : 42 Kingswood Way  
South Croydon  
CR2 8QQ

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

Proposal : Ash (T1 & T2) - To section fell both semi mature, self sown Ash trees located on the rear boundary to ground level using appropriate rigging techniques, and or hand held cuts. (Chalara)

Oak (T3) - To reduce lowest limb on mature neighbouring Oak (37 kersey drive) to boundary line. (TPO 21 of 1972)

Date Decision: 02.12.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05391/TRE  
Location : 48 Kingswood Way  
South Croydon  
CR2 8QQ

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

Proposal : Oak (T1) - Crown lift lowest 3 branches on mature Oak located on the left hand front boundary to give a ground clearance of 4.0m. Copper Beech (T2) - To secondary lift lowest limb overhanging the drive on the right hand front boundary to give a ground clearance of 4.0m. Conifer (T3) - reduce to previous reduction points approximately 1.5m in height and trim sides. (TPO no. 21, 1972)

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Date Decision: 26.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. :	20/05587/TRE	<b>Ward :</b>	<b>Selsdon Vale And Forestdale</b>
Location :	7 Suffield Close South Croydon CR2 8SZ	Type:	Consent for works to protected trees
Proposal :	T1. Scots Pine. Reduce front face and side lateral branches by 1-1.5m. Reduce co-dominant stems in height by 1.5-2m. (TPO 104)		

Date Decision: 02.12.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. :	20/05588/TRE	<b>Ward :</b>	<b>Selsdon Vale And Forestdale</b>
Location :	30 Viney Bank Court Wood Lane Croydon CR0 9JS	Type:	Consent for works to protected trees
Proposal :	T1. Norway maple. Reduce/re-pollard to previous reduction points due to loss of light onto adjacent properties. (TPO 15 of 2006)		

Date Decision: 02.12.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. :	20/05589/TRE	<b>Ward :</b>	<b>Selsdon Vale And Forestdale</b>
Location :	21 Boxford Close South Croydon CR2 8SY	Type:	Consent for works to protected trees
Proposal :	T1. Common Ash. Remove the two lowest lateral limbs that point toward the house to improve light onto the property.  G2. Consisting of 3 Hawthorns, 1 Hazel and 1 Lawson Cypress tree. Reduce Hawthorns by 2m in height and 1m on the faces. Reduce the Hazel and Lawson Cypress in height to match the Hawthorns.... which is an overall reduction of 3m in height. (TPO 22 of 1972)		

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Date Decision: 02.12.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/03780/FUL **Ward : Selhurst**  
Location : 24 Hampton Road **Type: Full planning permission**  
Croydon  
CR0 2XG  
Proposal : Alterations; installation of spray booth inside of warehouse and installation of extraction chimney.

Date Decision: 01.12.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04355/FUL **Ward : Selhurst**  
Location : 125 Windmill Road **Type: Full planning permission**  
Croydon  
CR0 2XS  
Proposal : Side and rear dormer roof additions to convert the roof space into a living area for the first floor flat, increase in roof height to the ground floor rear extension and other associated alterations

Date Decision: 26.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04395/HSE **Ward : Selhurst**  
Location : 60 Northbrook Road **Type: Householder Application**  
Croydon  
CR0 2QL  
Proposal : Erection of part single/part two storey side/rear extension

Date Decision: 03.12.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04949/LE **Ward : Selhurst**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : 34 Lodge Road  
Croydon  
CR0 2PE  
Type: LDC (Existing) Use edged  
Proposal : Lawful Development Certificate (Section 191) Application for the continued use as 2 flats  
Date Decision: 04.12.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05208/GPDO  
Location : 41 Whitehorse Road  
Croydon  
CR0 2JG  
Ward : **Selhurst**  
Type: Prior Appvl - Class A, A3-5 to  
A1 and A2

Proposal : Change of use from A1 (Shop) to A3 (Cafe/Restaurant)

Date Decision: 04.12.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/04090/HSE  
Location : 12 The Glade  
Croydon  
CR0 7QB  
Ward : **Shirley North**  
Type: Householder Application  
Proposal : Alterations, erection of single-storey side extension and extension to existing garage.

Date Decision: 03.12.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04326/HSE  
Location : 22 Darley Close  
Croydon  
CR0 7QH  
Ward : **Shirley North**  
Type: Householder Application  
Proposal : Proposed Garage Conversion To habitable room

Date Decision: 30.11.20

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 20/05048/LP  
Location : 3 Fairford Avenue  
Croydon  
CR0 7SN  
Ward : **Shirley North**  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of hip to gable loft conversion with roof lights in the front roof slope and dormers in the rear roof slope.

Date Decision: 25.11.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05276/TRE  
Location : 24 Woodland Way  
Croydon  
CR0 7UB  
Ward : **Shirley North**  
Type: Consent for works to protected  
trees  
Proposal : Oak T2 - crown thin by 25-30% to clean the crown of dense epicormic growth at home address.  
(TPO 50 of 1987)

Date Decision: 02.12.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05303/TRE  
Location : 16 Burrell Close  
Croydon  
CR0 7QL  
Ward : **Shirley North**  
Type: Consent for works to protected  
trees  
Proposal : T1 Field Maple - overall crown reduction of 0.5m  
(TPO 24, 2013)

Date Decision: 26.11.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/00876/FUL  
Location : 578 Wickham Road  
Croydon  
CR0 8DN  
Ward : **Shirley South**  
Type: Full planning permission



Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Proposal : Erection of single storey front extension to shop front

Date Decision: 23.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05788/LP

**Ward : Shirley South**

Location : 17 Pleasant Grove  
Croydon  
CR0 8AT

Type: LDC (Proposed) Operations  
edged

Proposal : Lawful development proposed for loft conversion comprising of hip-to-gable alteration and provision of rear dormer.

Date Decision: 30.11.20

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

Level: Delegated Business Meeting

---

Ref. No. : 19/05031/FUL

**Ward : South Croydon**

Location : R/o 25-41 South End  
Croydon  
CR0 1BE

Type: Full planning permission

Proposal : Construction of part-seven and part-eight-storey building comprising 30 flats, with associated vehicular and cycle parking refuse store provision and landscaping; following the demolition of existing car show room.

Date Decision: 25.11.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03909/DISC

**Ward : South Croydon**

Location : 259 Brighton Road  
South Croydon  
CR2 6EL

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (material samples, refuse \_ cycle storage details) and condition 5 (in accordance with a Flood Risk Assessment) attached to planning permission ref.20/01876/CONR.

Date Decision: 03.12.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/04264/LP  
Location : 15 Croham Close  
South Croydon  
CR2 0DA  
Proposal : Erection of a hip to gable roof extension.

Ward : **South Croydon**  
Type: LDC (Proposed) Operations edged

Date Decision: 03.12.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05028/FUL  
Location : Earl Of Eldon  
63 Brighton Road  
South Croydon  
CR2 6ED  
Proposal : Alterations, conversion of existing Public House to form 3 x 2 bedroom maisonettes with associated refuse and cycle storage and landscaping.

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

Date Decision: 03.12.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/05091/FUL  
Location : 246 Brighton Road  
South Croydon  
CR2 6AH  
Proposal : Removal of existing bay window, erection of front extension to form new shopfront.

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

Date Decision: 30.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05123/FUL  
Location : 54 - 56 South Park Hill Road  
South Croydon  
CR2 7DW

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

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Proposal : Erection of a new two storey dwelling to link no. 54 and 56 South Park Hill Road

Date Decision: 02.12.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05125/DISC  
Location : 44 Coombe Road  
Croydon  
CR0 5BD

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

Proposal : Discharge of condition 2 - External facing materials including (a) specification material details, 2 - (b) window drawing detail with window reveals attached to application 18/03002/FUL for Alterations including alterations to land levels, erection of three storey 5 bedroom house with steps, erection of pergola and bicycle storage at rear and provision of 2 parking spaces

Date Decision: 25.11.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05264/CAT  
Location : Tanglewood  
62 Croham Manor Road  
South Croydon  
CR2 7BF

**Ward : South Croydon**  
Type: Works to Trees in a  
Conservation Area

Proposal : All trees are not covered by a specific TPO but are contained within the Croham Manor Road conservation area  
Silver Birch S1 and S2 - Fell and remove trees  
A1 - Remove hanging branch and remove any further potential branch fall hazards.

Date Decision: 02.12.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05362/GPDO  
Location : 33 Temple Road  
Croydon  
CR0 1HU

**Ward : South Croydon**  
Type: Prior Appvl - Class A Larger  
House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

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 3 metres and a maximum overall height of 3 metres

Date Decision: 25.11.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/05467/CAT  
Location : 25 Croham Mount  
South Croydon  
CR2 0BR  
Proposal : 7 x Lime trees - Reduce heights by up to 4m to leave new pollarded heights of approximately 5m  
(TPO 11 of 1974)

**Ward : South Croydon**  
Type: Works to Trees in a Conservation Area

Date Decision: 02.12.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/01580/FUL  
Location : 43 Clifton Road  
South Norwood  
London  
SE25 6PX  
Proposal : Erection of rear dormer window in connection with conversion of roof space into habitable accommodation (Retrospective).

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

Date Decision: 27.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03634/FUL  
Location : 53A - 53H Warminster Road  
South Norwood  
London  
SE25 4DQ  
Proposal : Erection of a two storey side addition providing two flats with associated site alterations

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

Date Decision: 27.11.20



Ref. No. : 20/05218/HSE  
Location : 17 Tennison Road  
South Norwood  
London  
SE25 5RY  
Ward : **South Norwood**  
Type: Householder Application  
Proposal : Alterations; conversion of existing garage and installation of window in side elevation.  
Date Decision: 30.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05298/HSE  
Location : 91 South Norwood Hill  
South Norwood  
London  
SE25 6BY  
Ward : **South Norwood**  
Type: Householder Application  
Proposal : Single storey rear extension and single storey first floor part rear extension, window alterations, front dormer raised.  
Date Decision: 03.12.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/05852/PDO  
Location : O/S The Albion, 26 High Street  
South Norwood  
London  
SE25 6HA  
Ward : **South Norwood**  
Type: Observations on permitted development  
Proposal : 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.  
Date Decision: 02.12.20

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 20/05858/PDO  
Location : O/S The Cherry Tree  
32 Station Road  
South Norwood  
London  
SE25 5AG  
Ward : **South Norwood**  
Type: Observations on permitted development

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Proposal : 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 02.12.20

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 20/01918/FUL

**Ward : Thornton Heath**

Location : 5 Foulsham Road  
Thornton Heath  
CR7 8LQ

Type: Full planning permission

Proposal : Erection of two storey side extension; Use of dwelling as a large HMO (Sui-Generis).

Date Decision: 30.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/03349/FUL

**Ward : Thornton Heath**

Location : 1 Milner Road  
Thornton Heath  
CR7 8JQ

Type: Full planning permission

Proposal : Erection of part single/part two storey rear/side extension and proposed porch and stairs to first floor flat.

Date Decision: 01.12.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/03548/HSE

**Ward : Thornton Heath**

Location : 303 Whitehorse Lane  
South Norwood  
London  
SE25 6UG

Type: Householder Application

Proposal : Erection of replacement single storey rear extension

Date Decision: 27.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04369/HSE

**Ward : Thornton Heath**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : 82 Ross Road  
South Norwood  
London  
SE25 6SB

Type: Householder Application

Proposal : Alterations; erection of single-storey side/rear extension.

Date Decision: 25.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05567/TRE  
Location : 20 Ladbrook Road  
South Norwood  
London  
SE25 6QD

**Ward : Thornton Heath**  
Type: Consent for works to protected trees

Proposal : Rear Garden:  
T1 - Large Ash - In moribund condition  
Reduce Crown height by approximately 4metres (Regrowth)  
Reduce Laterals by 2 metres to leave a monolith tree at an approx standing height of approx 4metres  
(TPO 27 of 1991)

Date Decision: 02.12.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/05631/NMA  
Location : Land And Premises Adjacent 55 Bensham  
Grove  
Thornton Heath  
CR7 8DD

**Ward : Thornton Heath**  
Type: Non-material amendment

Proposal : Non material amendments to approved application 18/00806/FUL including the removal of bay windows, additional flank windows, addition of a fire escape staircase, removal of timber roof cladding and changes to a pedestrian access ramp

Date Decision: 02.12.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05726/LP  
Location : 29 Hunter Road  
Thornton Heath  
CR7 8QJ

**Ward : Thornton Heath**  
Type: LDC (Proposed) Operations edged



Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Proposal : Demolition and erection of a single storey rear extension

Date Decision: 01.12.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/02798/DISC

**Ward : Waddon**

Location : Land Comprising The Former Propeller  
Public House, Waylands Day Centre And  
Red Gates School And Waddon Infants  
School, Croydon, CR0 0PA

Type: Discharge of Conditions

Proposal : Partial discharge of Condition 16 (Block F Only) (Code for Sustainable Homes) for application 16/02273/P decision dated 04/07/2017 for the: Demolition of existing buildings; full planning permission for the erection of a single/two storey building for use as a leisure centre including the swimming pool, erection of two blocks (Block B 5/6/8 storeys, Block C 5/7 storeys) comprising a total of 45 one bedroom, 79 two bedroom and 30 three bedroom flats, erection of a 2/3 storey terrace of 23 four bedroom houses (perimeter housing), erection of a 2/3 storey building fronting Denning Avenue comprising 10 two bedroom flats and 59.24sqm of community office space, formation of vehicular accesses onto Denning Avenue and Purley Way and provision of associated car parking; Outline planning permission for single/two storey building comprising no more than 2460sqm for use within D1 as a children's education centre with ancillary facilities and associated car parking (variation to additional condition added to planning permission reference 09/02856/P by virtue of non-material amendment application approved under reference 16/01432/DT)

Date Decision: 26.11.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03290/HSE

**Ward : Waddon**

Location : 23 Lynwood Gardens  
Croydon  
CR0 4QH

Type: Householder Application

Proposal : Erection of a two storey side/rear extension and internal alterations to be used ancillary to the host dwelling (Amended description)

Date Decision: 01.12.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04112/FUL

**Ward : Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : Stubbs Mead Depot  
Factory Lane  
Croydon  
CR0 3RL  
Type: Full planning permission  
Proposal : Erection of a Steel Framed cover, for existing paper bays, with a fibrous cement roof.  
Date Decision: 23.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04183/FUL  
Location : 24 Lynwood Gardens  
Croydon  
CR0 4QH  
Type: Full planning permission  
Ward : **Waddon**  
Proposal : Demolition of garage, erection of three bedroom detached dwelling, provision of associated cycle and refuse storage  
Date Decision: 04.12.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04192/FUL  
Location : 6A Thorneloe Gardens  
Croydon  
CR0 4EN  
Type: Full planning permission  
Ward : **Waddon**  
Proposal : Loft extension with side and rear dormer and ground and first floor side extension  
Date Decision: 01.12.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05051/FUL  
Location : 86 South End  
Croydon  
CR0 1DQ  
Type: Full planning permission  
Ward : **Waddon**  
Proposal : Demolition of the existing buildings and erection of 3 x town houses with associated parking, waste and cycle stores.  
Date Decision: 25.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05072/HSE  
Ward : **Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : 559 Purley Way  
Croydon  
CR0 4RJ  
Type: Householder Application  
Proposal : Installation of a new access ramp  
Date Decision: 26.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05186/DISC  
Location : Unit 2 & 4 Trojan Way  
Croydon  
CR0 4XL  
Type: Discharge of Conditions  
Ward : **Waddon**  
Proposal : Discharge of Conditions 3 (Landscaping) and 4 (Cycle parking) attached to planning permission 19/03735/FUL for external alterations including erection of signage to retail units and reconfiguration of existing car park with provision of additional spaces and associated works including cycle parking and landscaping.  
Date Decision: 02.12.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05413/GPDO  
Location : 22 The Ridgeway  
Croydon  
CR0 4AE  
Type: Prior Appvl - Class A Larger House Extns  
Ward : **Waddon**  
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 2.76 metres and a maximum height of 3.95 metres  
Date Decision: 30.11.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05995/LE  
Location : 71 Waddon Park Avenue  
Croydon  
CR0 4LW  
Type: LDC (Existing) Use edged  
Ward : **Waddon**  
Proposal : Lawful development certificate existing for use of HMO  
Date Decision: 30.11.20

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

## Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Level: Delegated Business Meeting

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Ref. No. : 20/02779/FUL **Ward : Woodside**  
Location : 9 Stanger Road **Type: Full planning permission**  
South Norwood  
London  
SE25 5JU  
Proposal : Alterations; conversion of single-dwelling to form 1x 2b flat and 3x 1b flat, demolition of existing garage, erection of three-storey side extension, erection of L-shaped rear dormer, installation of door in front elevation and installation of 2 rooflights in front roofslope with associated parking, cycle and refuse storage.

Date Decision: 26.11.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 20/03382/FUL **Ward : Woodside**  
Location : The Beehive **Type: Full planning permission**  
47 Woodside Green  
South Norwood  
London  
SE25 5HQ  
Proposal : Alterations, including alterations to frontage, change of use from Use Class A4 (Drinking Establishment) to Class E(a) (Shop), erection of a single storey side extension, demolition of the existing conservatory and partial demolition of the single storey wing to the rear of the building (north east), provision of associated rear car parking with vehicle access from Woodside Green, formation of new vehicle access / vehicle crossover to Woodside Green, provision of associated refuse storage and cycle storage, and provision of associated works.

Date Decision: 25.11.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/04306/FUL **Ward : Woodside**  
Location : Ground Floor Flat **Type: Full planning permission**  
26 Stanger Road  
South Norwood  
London  
SE25 5JU  
Proposal : Erection of single storey rear extension

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Date Decision: 24.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/04363/LP	<b>Ward :</b>	<b>Woodside</b>
Location :	7 Waverley Road South Norwood London SE25 4HT	Type:	LDC (Proposed) Operations edged
Proposal :	Proposed Single Storey 3M Rear Extension and Rear Dormer Loft Conversion. and rooflight windows in front slope.		

Date Decision: 27.11.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/05021/LP	<b>Ward :</b>	<b>Woodside</b>
Location :	128 Harrington Road South Norwood London SE25 4NB	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of L-shaped rear dormer and installation of 2 rooflights in front roofslope.		

Date Decision: 24.11.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/05078/LP	<b>Ward :</b>	<b>Woodside</b>
Location :	53 Woodside Road South Norwood London SE25 5DP	Type:	LDC (Proposed) Operations edged
Proposal :	Proposed erection of an outbuilding		

Date Decision: 26.11.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/05092/HSE	<b>Ward :</b>	<b>Woodside</b>
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Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Location : 15 Oakley Road  
South Norwood  
London  
SE25 4XG  
Type: Householder Application

Proposal : Alterations, including the construction of a single storey side/rear wrap around extension.

Date Decision: 01.12.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05173/HSE  
Location : 2A Cresswell Road  
South Norwood  
London  
SE25 4LR  
Type: Householder Application  
Ward : **Woodside**

Proposal : Alterations; erection of single storey rear extension

Date Decision: 30.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05182/FUL  
Location : 65 Birchanger Road  
South Norwood  
London  
SE25 5BE  
Type: Full planning permission  
Ward : **Woodside**

Proposal : Demolition of existing rear projection with two existing flats and ground, first and second floor rear extensions with the creation of a new basement to provide three new flats (a total of six flats on site) with associated alterations

Date Decision: 03.12.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/05249/GPDO  
Location : 11 Macclesfield Road  
South Norwood  
London  
SE25 4RY  
Type: Prior Appvl - Class A Larger House Extns  
Ward : **Woodside**

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 3 metres and a maximum overall height of 3 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

Date Decision: 25.11.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/05364/GPDO  
Location : 78 Macclesfield Road  
South Norwood  
London  
SE25 4RX

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

Proposal : Erection of a single storey rear extension projecting out 3.5 metres from the rear wall of the original house with a height to the eaves of 2.95 metres and a maximum height of 3.15 metres

Date Decision: 25.11.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/05400/GPDO  
Location : 652 Davidson Road  
Croydon  
CR0 6DJ

**Ward : Woodside**  
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 3 metres and a maximum height of 4 metres

Date Decision: 01.12.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/01260/DISC  
Location : Land To The Rear Of 9-17 Campbell Road  
Croydon  
CR0 2SQ

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

Proposal : Discharge of condition 10 (Travel Plan) and condition 11 (Delivery and Service Plan), pursuant to planning permission 17/06194/FUL.

Date Decision: 03.12.20

**Approved**

Level: Delegated Business Meeting

Ref. No. : 20/03243/HSE  
Location : 30 Leander Road  
Thornton Heath  
CR7 6JU  
Ward : **West Thornton**  
Type: Householder Application  
Proposal : Alterations, erection of single-storey side/rear extension and single-storey rear extension.  
Date Decision: 30.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/04213/FUL  
Location : Croydon University Hospital  
530 London Road  
Thornton Heath  
CR7 7YE  
Ward : **West Thornton**  
Type: Full planning permission  
Proposal : Erection of passenger Lift Shaft and linking corridors to the London and Jubilee Wings and Croydon University Hospital.  
Date Decision: 30.11.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/05103/LP  
Location : 79 Boston Road  
Croydon  
CR0 3EJ  
Ward : **West Thornton**  
Type: LDC (Proposed) Operations edged  
Proposal : Demolition and erection of single storey rear extension.  
Date Decision: 01.12.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/05116/GPDO  
Location : Wyndhams Court  
1 Mayday Road  
Thornton Heath  
CR7 7HP  
Ward : **West Thornton**  
Type: Prior Appvl - up to two storeys flats  
Proposal : Prior approval applicaiton for erection of additional two floors above existing residential block to create 14 new flats (2 x studios, 12 x one bed flats).  
Date Decision: 01.12.20



Decisions (Ward Order) since last Planning Control Meeting as at: 7th December 2020

**Prior approval required**

Level: Delegated Business Meeting

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Ref. No. : 20/05853/PDO  
Location : O/S 514 London Road  
Thornton Heath  
CR7 7HQ

**Ward : West Thornton**  
Type: Observations on permitted  
development

Proposal : 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 02.12.20

**No Objection**

Level: Delegated Business Meeting

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