

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
and Helen Pollard

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 8 April 2021** at **6.00 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/11962>

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Monday, 29 March 2021

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

The agenda papers for all Council meetings are available on the Council website 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 25 March 2021 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:

There are none.

6. Planning applications for decision (Pages 7 - 10)

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

6.1 20/05326/FUL 37 Kingswood Lane, Warlingham, CR6 9AB
(Pages 11 - 32)

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

Ward: Sanderstead
Recommendation: Grant permission

6.2 20/04952/FUL 131 Woodcote Valley Road, Purley, CR8 3BN
(Pages 33 - 60)

Demolition of existing dwelling and erection of a three storey building with roof accommodation comprising 8 flats with associated car parking, bike store, refuse store and landscaping.

Ward: Purley and Woodcote
Recommendation: Grant permission

6.3 20/03841/FUL 103 to 111A High Street, Croydon, CR0 1QG
(Pages 61 - 110)

Demolition of existing buildings and erection of 29 storey building to provide 121 residential units and flexible commercial floor space at ground, mezzanine, first and second floors (comprising flexible A1/A2/B1 at ground/mezzanine floors; flexible A1/A2 at ground floor; flexible B1/D1/D2 at first and second floors) together with associated wheelchair accessible vehicle parking, cycle parking, landscaping, play areas and associated works.

Ward: Fairfield
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 111 - 112)

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

8.1 Weekly Planning Decision (Pages 113 - 170)

Attached is the list of Delegated and Planning Committee/Sub-Committee decisions taken between 15 March 2021 and 26 March 2021.

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

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

8. BACKGROUND DOCUMENTS

- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

9. RECOMMENDATION

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

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PART 6: Planning Applications for Decision

Item 6.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 20/05326/FUL
 Location: 37 Kingswood Lane, Warlingham, CR6 9AB.
 Ward: Sanderstead
 Description: Demolition of single-family dwellinghouse and erection of 1x 3-storey block, containing 4x 3-bedroom, 3x 2-bedroom and 2x 1-bedroom flats with associated access, car parking, cycle and refuse storage.
 Drawing Nos: EX02-S1-101E; EX02-S1-102; EX02-S1-103E; EX02-S1-104B; EX02-S1-105C; EX02-S1-106D; EX02-S1-107B; EX02-S1-108B; EX02-S1-109B; EX02-S1-110C; EX02-S1-111A; EX02-S1-112C; EX02-S1-113A; EX02-S1-114B; EX02-S1-115; EX02-S1-116; EX02-S1-117.
 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	2	3		4		9

	Car parking spaces	Cycle parking spaces
Existing	1	0
Proposed	9	18

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received and it has been referred by a ward councillor.

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 £13,500 for improvements to sustainable transport improvements in Sanderstead Ward 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 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. Electric Vehicle Charging Points
9. Cycle parking and refuse
10. Car parking
11. Visibility splays
12. Accessible units
13. Energy emissions
14. Ecology conditions
15. 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)Boilers
- 6)Refuse
- 7)Nesting birds
- 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 a two-storey building plus accommodation in roof-space.
- Provision of 2 x 1 bedroom flats, 3 x 2 bedroom flats (3 person) and 4 x 3 bedroom flats.
- Provision of 9 off-street parking spaces including one disabled bay.
- Provision associated refuse/cycle stores.

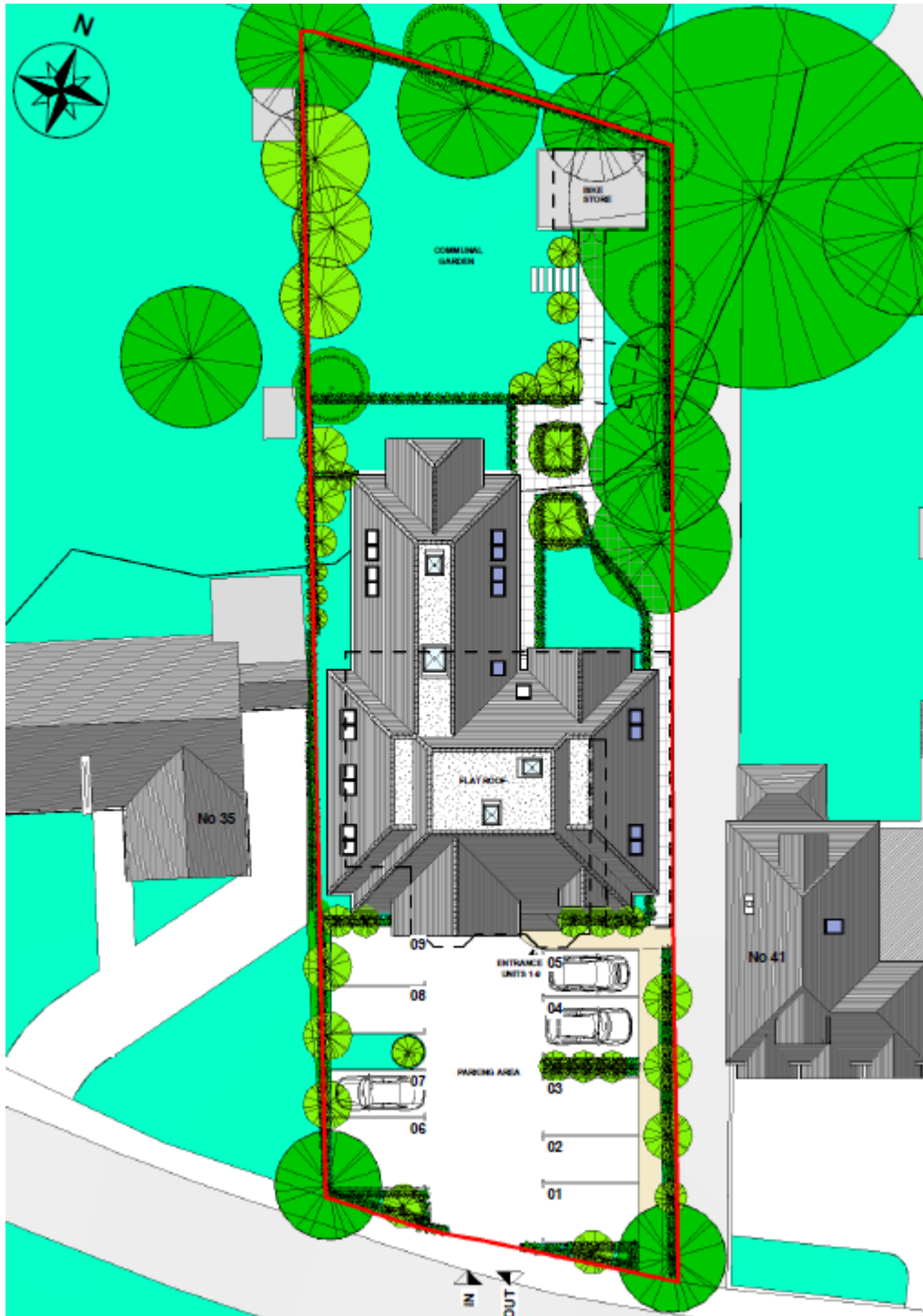


Fig 1: Site plan

3.2 Amended plans were received on 03.02.2021 showing the introduction of a lift, internal reconfiguration of unit 1, additional high level windows, minor alterations to the landscaping and hardstanding, introduction of bulky goods storage area, minor amendments to the finish materials.

Further amended plans were received on 16.03.2021 changing the location of the external door for unit 1 to make it compliant with accessibility standards.

Site and Surroundings

- 3.3 The application site is a large detached property situated on the north side of Kingswood Lane. The topography of the site is relatively flat.
- 3.4 The surrounding area is mainly residential in character. Whilst there is no distinct style in regard to the properties along Kingswood Lane, the majority of properties appear to be detached family dwellinghouses with some recent development of flatted blocks. The site has a Public Transport Accessibility Level (PTAL) of 1a. The land to the south of Kingswood Lane is within Tandridge and forms part of the Green Belt.



Fig 2: Aerial street view highlighting the proposed site within the surrounding street-scene

Planning History

- 3.5 None relevant

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2021) and Croydon Local

Plan (2018) and emerging housing targets. The proposed development would provide an appropriate mix of units including 4x three-bed flats.

- 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 Place Services (Council’s ecological consultant)

The council’s ecological consultants are satisfied that there is sufficient ecological information available for determination and raise no objection subject to securing biodiversity mitigation and enhancement measures by condition.

5.2 Tandridge District Council

No objection

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 4 letters of notification to neighbouring properties in the vicinity of the application site. A site notice was posted on Kingswood Lane on 28.10.2020. The number of representations received from neighbours, a Residents’ Association and local ward Councillors in response to notification and publicity of the application are as follows:

No of individual responses: 81 Objecting: 81 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:

Summary of objections	Response
	<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 8.23
Number of storeys	Addressed in the report at paragraphs 8.9
Visualisations do not show neighbours accurately	Officers are satisfied with the quality of the information submitted
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.13 – 8.18
Loss of light	Addressed in the report at paragraphs 8.13 – 8.18
Loss of privacy	Addressed in the report at paragraphs 8.13 – 8.18
Overlooking	Addressed in the report at paragraphs 8.13 – 8.18
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs 8.13 – 8.18
Refuse store	Addressed in the report at paragraphs 8.31
No space to work from home	The homes meet the necessary standards
<i>Traffic & Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.25 – 8.32
Not enough off-street parking	Addressed in the report at paragraphs 8.25 – 8.32
Negative impact on highway safety	Addressed in the report at paragraph 8.25 – 8.32
Refuse and recycling provision	Addressed in the report at paragraph 8.25 – 8.32
<i>Other matters</i>	
Construction disturbance	Addressed in the report at paragraph 8.41
Impact on wildlife	Addressed in the report at paragraphs 8.33 – 8.38
Impact on flooding	Addressed in the report at paragraph 8.40
Local services cannot cope	Addressed in the report at paragraph 8.43
Lack of affordable homes	Addressed in the report at paragraph 8.42
Impact on trees	Addressed in the report at paragraphs 8.33 – 8.35

6.3 Cllr Yvette Hopley (Sanderstead Ward) has referred the application to committee and raised the following issues:

- Overdevelopment of site by reason of size and massing.
- Cumulative impact when added to other recent developments
- Flooding concerns
- Large area of hardstanding is out of character.
- Concern about loss of trees.

- Parking and highway safety concerns.

6.4 The Sanderstead Residents' Association has objected to the application and raised the following issues:

- Rear projection breaks 45 degree line drawn from the ground floor rear of no.41.
- Poor design.
- Excessive height is out of character.
- No lift provided.
- Poor outlook for some habitable rooms on the 2nd floor.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations. Such determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the London Plan 2021, the Croydon Local Plan (February 2018), and the South London Waste Plan 2012.

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

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

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

London Plan (2021)

7.4 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
- DM43 – Sanderstead

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.

8.4 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 dwellinghouse is a 3-bed and the proposal would provide 4x 3-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.

8.5 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 1b and is a “small site” (as defined by policy H2 of the London Plan). This advocates that such sites should significantly increase their contribution to London’s housing needs and that local character evolves over time and needs to change in appropriate locations to accommodate additional housing on small sites.. 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

8.6 The existing property is not protected from demolition by existing policies and its demolition is acceptable subject to a suitably designed replacement coming forward. The proposal seeks to replace it with 9 units formed of a block of flats fronting the highway. The scheme has been specifically designed to resemble a replacement house rather than a single block of flats. Officers are satisfied that the scheme respects the street-scene.

8.7 The Croydon Local Plan has a presumption in favour of three storey development. The block consists of two stories plus accommodation in the roof, this is considered acceptable because the application provides a high quality built form that respects the land level, pattern, layout and siting in accordance with Policy DM10.1.

8.8 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 3: Front of elevation

8.9 The design of the building would incorporate a traditional styled appearance consisting of gables and a small dormer to the front elevation, maintaining the overall street scene with use of an appropriate materials palette with an adequate balance between facing bricks, soldier course brickwork, hanging tile, glazing and appropriate roof proportions. The main front element would present a traditional architectural response, consisting of a gabled bay. It is noted that hung tile and brick facades are characteristic of the area. As such, the building is considered to be of an appropriate design response in this situation. The use of Alderley Burgundy bricks or similar and brown wall hung tiles would be acceptable, brick slips would not be an appropriate facing material.



Fig 4: 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 the frontage would be given over to hard-standing to allow for off street parking there would be some soft landscaping surrounding it, along with a section of soft landscaping along the boundary. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site would offer sufficient opportunities for soft landscaping to the rear.

8.12 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 5: CGI of site showing proposal in relation to neighbouring properties

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 adjoining properties at 35 & 41 Kingswood Lane and the dwellings to the rear at 29 & 39 Kingswood Lane.

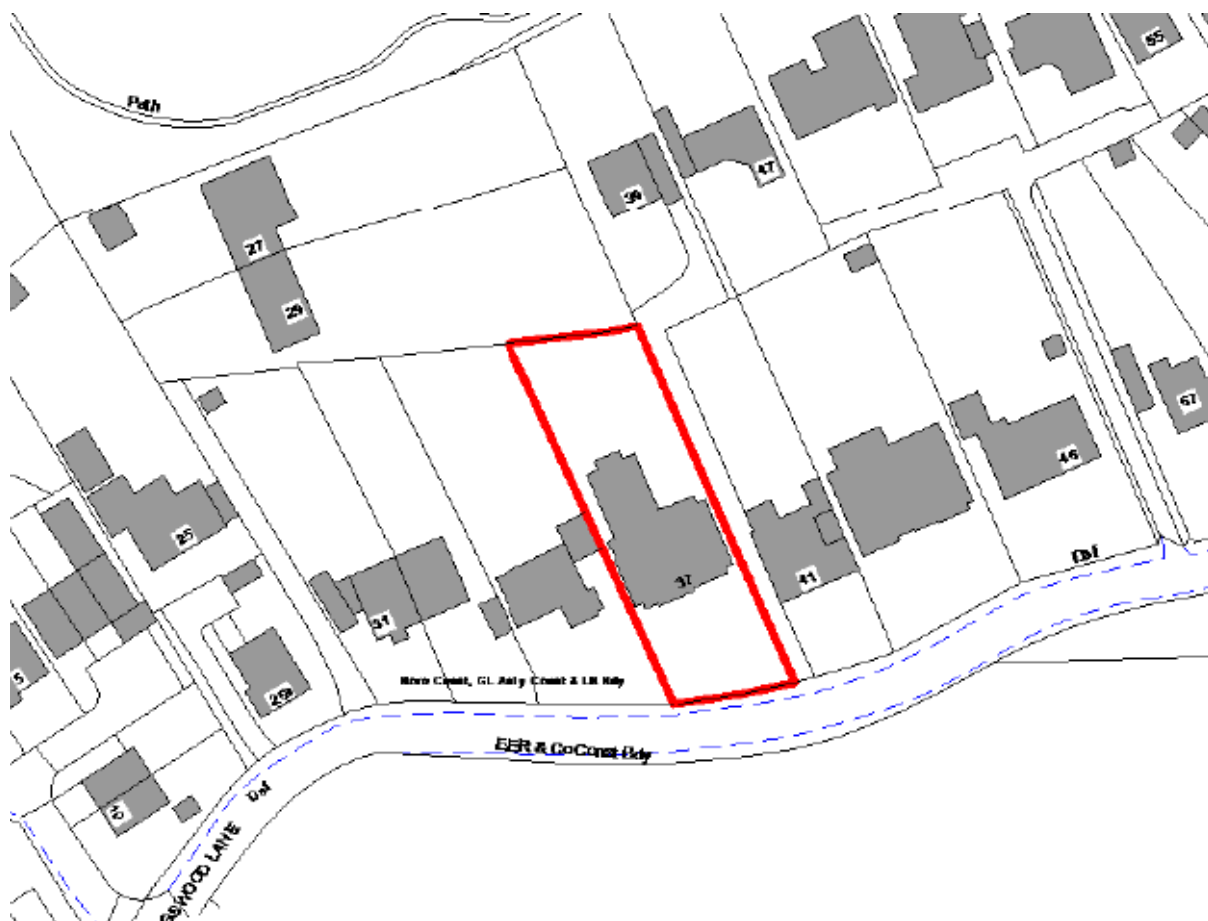


Fig 6: Proposed site plan

35 Kingswood Lane

8.14 This dwelling is to the west of the proposal site. The rear of the proposed building would not break a 45 degree line drawn from rear habitable room windows. There are 2 windows in the side elevation at ground level and none at first floor level. One is obscure glazed and the other appears to serve a bedroom, with another bedroom to the front and the main living area on the opposite side of the building. The proposal would have an impact on the side facing bedroom window in terms of a loss of light and outlook. This window is to an extent already affected by the existing building and boundary fence, but the impact would be greater. Officers are satisfied that the proposal is acceptable despite this impact; the Suburban Design Guide gives very little protection to side facing windows which directly overlook adjacent sites. Additionally as it serves a bedroom, to which it is generally accepted that light is less important, is side facing and faces towards the neighbouring property and the impact on the other windows serving this property is minimal, officers are satisfied that this impact is acceptable.

8.15 It is considered that given the separation distances and the angles that there would not be a significant detrimental impact on this 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.

41 Kingswood Lane

- 8.19 This dwelling is to the east of the proposal site. An access road that serves no.39 passes between the proposal site and no.41. The rear of the proposed building would not break a 45 degree line drawn from the first floor rear habitable room dormer window. At ground floor there is an extended conservatory, a 45 degree line drawn from the rear of this conservatory would not be broken. There are 4 windows on the side elevation at ground floor and none at first floor level. One is a very small window, two are secondary windows serving a lounge to the rear and one is a secondary window serving a front reception room, which is already served by a very large window on the front elevation. Although there may be some loss of light to these windows they are side facing windows which already have their outlook limited by the existing building are not considered to be primary windows to habitable rooms. A conservatory is present at the rear of no.41, the proposal would not break a horizontal 45 degree line when the line is drawn from the rear of the conservatory.
- 8.20 It is considered that given the separation distances and the angles that there would not be a significant impact on this dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

Dwellings to the rear at 29 and 39 Kingswood Lane

- 8.21 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.

General

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

The effect of the proposal upon the amenities of future occupiers

- 8.23 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.
- 8.24 Although two of the bedrooms of unit 8 would only have velux windows for outlook, it is recognised that these are secondary bedrooms therefore would not be as intensely used as the living room and primary bedroom of the unit. All

the units would have access to private and communal amenity space which meets the required standard.

The side facing windows of unit 2 will be high level secondary windows in order to prevent a loss of privacy from people using the side access path.

- 8.26 The local plan also requires all flatted development to provide new child play space as well as the amenity space to be provided. In terms of the child play space, this can be secured through use of planning conditions.
- 8.27 In terms of accessibility, a lift has been provided, therefore all units will be accessible. All units can meet M4(2) standard and one two-bedroom unit meets M4(3), in compliance with policy.
- 8.28 Overall the development is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of communal amenity space and child play space, and thus accords with relevant policy.

Traffic and highway safety implications

- 8.29 The Public Transport Accessibility Level (PTAL) rating is 1a which indicates poor accessibility to public transport. The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that properties with this accessibility should have up to 1.5 spaces per unit. In line with the London Plan, the proposed development could therefore provide up to a maximum of 13.5 spaces. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Croydon Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of transport. As such a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.
- 8.30 It is considered that the proposal would generate a need for 11 parking spaces; 1.5 for the family units and 1 for the others. There is proposed car parking provision of 9 spaces on site and it is expected that there would be an overspill of 2 vehicles on to the highway. This is considered acceptable given the relatively low parking stress of Kingswood Lane. When taking into account the site constraints, the need to provide high quality multi-functional spaces whilst ensuring the best use of land it is considered that 9 spaces would be the maximum quantum that this site could provide.
- 8.31 There are a number of representations that refer to the parking provision, on-street parking and highway safety at the site. In respect to highway safety, the scheme provides 9 off-street parking spaces including 1 disabled space and these will need to adhere to the parking visibility splays and parking standards to ensure that safety requirements are adhered to and these have been secured through conditions.

- 8.32 A financial contribution of £13,500 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 or 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 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and this can be secured by way of a condition. Cycle storage facilities would comply with the London Plan (which would require 18 spaces) as these are located in a secure and covered cycle store within the rear communal amenity space. Vertical cycle parking would not be appropriate. This can be secured by way of a condition.
- 8.34 The refuse arrangements would be acceptable and for a nine units scheme would require 1 x 1100ltr landfill receptacle; 1 x 1280ltr for dry recycling and 1 x 140ltr food recycling, which has been accommodated within the building. It can be secured by condition.
- 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.

Trees and Ecology

- 8.36 The site contains some established trees and shrubs. There are no protected trees within the site. Three category C trees and a section of Leylandii hedge will be removed, these are relatively small trees (maximum height 6m) and are considered to have a low amenity value. Their removal shall not have a significant impact on the visual amenity of the locality. The site provides an opportunity to plant a number of new trees as part of a landscape scheme. A landscaping and planting plan can be conditioned.
- 8.37 No building foundations are proposed within the Root Protection Area of any retained tree. Consequently no restrictions on foundation design or implementation are considered necessary from an arboricultural perspective.
- 8.38 It is proposed to extend and modify the existing timber shed building at the rear of the site to create a bike store. A very small portion of the RPA of G10 shall be affected by the extension of the existing shed foundation. So long as hand tools are used for the excavation and the excavation does not exceed or the depth of the existing adjacent shed foundation, the impact upon G10 shall be very minor. The Impact Assessment Plan indicates where it is proposed to install a new hard surface over a small portion of the theoretical Root Protection Area of T3. It is proposed to create a new pedestrian footpath within the rear garden which leads to the cycle store. Only fairly small portions of the Root Protection Areas of G5, T8 and T9 and the impact is considered to be minor. 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.

8.38 The works should be undertaken in accordance with the tree protection plan; Arboricultural Report and Impact Assessment recommendations and this has been conditioned.



Fig 7: Extract from submitted soft landscaping scheme (Indicative only)

8.39 A Preliminary Ecological Appraisal and Bat Survey Report 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.

8.40 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.

8.41 The mitigation measures identified in the Preliminary Ecological Appraisal and Bat Survey Report should be secured and implemented in full. This is necessary to conserve and enhance protected and Priority Species. As concluded in the Bat Survey Report, as the site supports a single common pipistrelle transitional roost, this will involve the provision of a European Protected Species (EPS) licence or registration of the site under a Bat Mitigation class licence.

It is noted that the dwelling onsite was originally characterised as supporting "Moderate" suitability for bats and only two bat emergence surveys have been undertaken. A third survey re-entry survey should be undertaken in line with the BCT Good Practise Guidelines to inform the licence application. However, in line with Natural England licensing Policy 4, this can be carried out post determination. This relates to appropriate and relevant surveys where the ecological impacts of development can be confidently predicted with sufficient certainty. A condition has been added.

8.42 A Biodiversity enhancement strategy is also required as a pre-commencement condition to enhance protected and priority species/habitats. This has been conditioned.

- 8.43 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.

Sustainability Issues

- 8.44 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

- 8.45 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.
- 8.46 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.
- 8.47 Representations have been made in respect to a lack of affordable homes being provided at the site, however the scheme is for nine units and as such is under the threshold where the provision for affordable homes would be required.
- 8.48 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

- 8.49 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.

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

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1.0 APPLICATION DETAILS

Ref: 20/04952/FUL
 Location: 131 Woodcote Valley Road, Purley, CR8 3BN
 Ward: Purley and Woodcote
 Description: Demolition of existing dwelling and erection of a three storey building with roof accommodation comprising 8 flats with associated car parking, bike store, refuse store and landscaping.
 Drawing Nos: 4045/1B; 1.5E; 6F; 7E; 2E; 4A; 3E; 5A; 11A; 10A
 Agent: Lee Richardson, LPR Design
 Applicant: VITA Property Developments
 Case Officer: Yvette Ralston

	1 bed	2 bed	3 bed	4 bed (+)	Total
Existing	0	0	0	1	1
Proposed	3 (3x1b2p)	2 (1x2b3p 1x2b4p)	3 (1x3b4p 2x3b5p)	0	8

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
4	16

1.1 This application is being reported to committee owing to the receipt of objection letters in excess of the threshold set out in the Croydon Constitution and referrals from Cllr Brew and Cllr Oviri.

2.0 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission subject to the completion of a legal agreement to secure financial contribution of £12,000 for sustainable transport improvements and enhancements.

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

CONDITIONS

1. Commencement time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports

Pre-commencement conditions

3. Submission of Construction Management Plan and Construction Logistics Plan
4. Materials / details to be submitted
5. Submission of Biodiversity Method Statement
6. Submission of Biodiversity Enhancement Strategy
7. Landscaping Strategy

Pre-Occupation Conditions

8. Submission of details of EVCPs
9. Submission of a wildlife sensitive lighting design scheme

Compliance Conditions

10. Implementation of cycle and refuse storage as shown on plans prior to occupation
11. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
12. Development in accordance with accessible homes requirements, including provision of a lift
13. Obscure glazing on first and second floor windows on flank elevations
14. In accordance with Tree Protection Plan
15. In accordance with Ecological Appraisal Recommendations
16. Implementation of SUDS details
17. Compliance with energy and water efficiency requirements
18. 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 practice for Construction Sites
4. Highways informative in relation to s278 and s38 works required
5. Compliance with Building/Fire Regulations
6. Construction Logistics Informative (in relation to condition 3)
7. Refuse and cycle storage Informative (in relation to condition 10)
8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks full planning permission for the following:

- Demolition of the existing two storey detached dwelling
 - Erection of a replacement three storey building plus accommodation in the roofspace to provide 8 flats (3 x 3 beds, 2 x 2 beds and 3 x 1 beds)
 - Land level alterations including excavation at the rear and levelling at the front
 - Communal and private amenity space, play space and hard and soft landscaping
 - Retention and widening of the existing vehicle crossover and forecourt parking for 4 cars
- 3.2 During the assessment of the application amended plans and documents have been received as follows:
- Minor amendments to the details of the front forecourt shown on the site layout plan, for example to show hedging below 0.6m in height in the sightlines, a 2m wide path to the refuse store, etc
 - Minor amendment to the front elevation to add some brick banding at lower levels
 - Amended floorplans following inclusion of a lift
 - Updated preliminary ecology assessment following completion of a bat endoscopy survey within the roof of the dwelling
 - Updated highways note to consider the cumulative impact of nearby developments on on-street parking



Site and Surroundings

- 3.3 The site comprises a two storey 4-bed detached dwelling on the south side of Woodcote Valley Road, opposite the junction with Manor Road. The plot is rectangular, 17.5m in width and 60m in depth. Land levels rise fairly steeply from the front (north) to the rear (south) by approximately 6m.

- 3.4 The area is suburban and residential in character, comprising detached properties of predominantly 2 storeys. The properties along Woodcote Valley Road vary in their form, proportion and appearance.
- 3.5 The forecourt is currently landscaped and accommodates parking for 2 cars. There is an existing crossover close to the boundary with no.133 Woodcote Valley Road. There are mature trees on the southern boundary of the rear garden, plus one semi-mature tree in the rear part of the, none of which are protected by TPOs.
- 3.6 The site has a PTAL rating of 1a and Woodcote Valley Road is on a bus route. The site is at low risk of surface water flooding and within a critical drainage area.



Planning History

- 3.7 Site history is set out below
- 19/05928/FUL: Demolition of existing dwelling and erection of a three storey building with roof accommodation comprising of 6 x 2 bedroom and 3 x 3 bedroom flats together with car parking, internal bike store, internal refuse store and landscaping – application withdrawn 18/02/20

3.8 Two pre-applications also took place on the site

- 20/01454/PRE: Demolition of existing building and erection of new 2/3 storey building with accommodation in roof space with new access Road leading to rear development of 3 No terraced houses and associated parking and landscaping/alterations to land levels
- 19/04329/PRE: Demolition of existing dwelling and erection of a three storey building with roof accommodation comprising of 9 self-contained flats together with car parking, bike store, refuse store and landscaping.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of intensified residential development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is of a high quality and would not harm the character of the surrounding area.
- The unit size mix complies with the strategic target for provision of family sized 3 bed dwellings (37.5%) and provides a net increase in family sized accommodation
- The living conditions of adjoining occupiers would be protected from undue harm.
- The proposed quality of accommodation and amenity space is acceptable.
- The level of on-site parking has been justified and the impact upon highway safety and efficiency and would be acceptable
- Trees will be protected or replaced, new planting provided and biodiversity will be protected and enhanced.

5.0 CONSULTATIONS

5.1 The views of the Planning Service are expressed in the Material Planning Considerations section below.

6.0 LOCAL REPRESENTATION

6.1 The application was publicised by 13 letters of notification to neighbouring properties.

6.2 The number of representations received from in response to the initial notification and publicity of the application are as follows. It should be noted that there are instances of multiple / duplicate entries submitted by the same objectors and these have been counted individually.

6.3 No of individual responses: 634; Objecting: 627; Supporting: 7

6.4 The issues in the table below were raised in representations. Those that are material to the determination of the application, are addressed in substance in the Material Planning Considerations section of this report.

Objection	Officer comment
<i>Design and appearance</i>	
Overdevelopment of the site	Addressed in Paragraphs 8.5-8.13 of this report.
Size, height, width, footprint, bulk, density and massing would be dominating and detrimental to the streetscene	
Disproportionate in scale to surrounding homes. Properties on Woodcote Valley Road are mainly 2 storey detached family homes whereas this is a 4 storey building which is intrusive and significantly higher than other properties in the area.	
The separation distance on either side appears to be less than the 1m separation distance required by the Suburban Design Guide SPD.	
Architectural design has no merit. The massing, materials, detailing and lack of features is out of place and does nothing to enhance the street scene.	
Properties on Woodcote Valley Road reflect the Webb Estate heritage and flats are not in keeping.	The proposal is not considered to impact on the Webb Estate Conservation Area which backs onto the gardens of properties on the opposite side of Woodcote Valley Road to the north at a distance of over 100m.
<i>Impact on amenities of neighbouring properties</i>	
Overlooking and loss of privacy to adjoining occupiers with windows/balconies looking into neighbouring properties	Addressed in Paragraphs 8.20-8.27 of this report
Too close to the adjacent boundaries	
Building extends 11-12m further at the rear than adjacent properties and is 2.5m higher.	The building extends 6.8-9m beyond neighbouring properties. It is approximately 2.2m higher than number 129

	and 0.5m higher than number 133. The height and massing is considered to be appropriate. This is addressed in the 'character' and 'neighbouring amenity' sections of the report.
Does not meet the 25 degree and 45 degree rule to adjacent properties in plan.	Addressed in paragraphs 8.20-8.27 of this report
Concerns raised around impacts on specific properties as below: <ul style="list-style-type: none"> • Loss of afternoon & evening sun to rear garden of 125 WVR • Side facing windows towards 133 WVR where there is a dining room – the side wall of the property would be 4.5m away • Overlooking towards rear garden of 135 WVR due to the rear projection • Overlooking towards The Rustlings 45 Woodside Road • windows/terraces/balconies overlooking 47 Woodside Road • Objections from Rights of Light Consulting regarding 2 neighbouring properties 	
Noise associated with more people living in the area	is not considered that noise from the proposed 8 residential units would be out of the ordinary in comparison to other residential uses in the area
<i>Highways impacts and parking</i>	
Insufficient parking provision (4 spaces for 8 flats)	Addressed in paragraphs 8.28-8.37 of this report
On street parking on the bend of the street and opposite Manor Road junction will cause hazards to traffic, pedestrians and school children and also to emergency services and the 434 bus which use the street.	
The sight line survey is flawed as vehicles regularly exceed the 20mph limit. Development is dangerous unless the sight lines are improved for vehicles leaving the site.	

The traffic survey was completed in 2019 so it now out of date. It also does not give regard to the cumulative effects of increased on-street parking as a result of other developments on the street.	
Environmental impacts of increased traffic	The increase in traffic from 8 residential units is considered to be minimal.
<i>Quality of accommodation</i>	
Cramped inadequate accommodation for residents and adequate outside play areas for children living in the block	Space standards are met and there is a large area of shared amenity space and play space proposed.
There is a 3.5m drop from the communal garden to the ground level with no safety barrier	Hedging is proposed. A barrier would not be appropriate but further details of this boundary treatment will be required by condition
<i>Landscape / Trees / Biodiversity</i>	
Removal of mature trees across the site is unacceptable	One tree is to be removed and replaced. Addressed in paragraphs 8.40-8.41
Impact on local wildlife - Concreting over garden space, loss of vegetation and habitat for bats, birds and badgers. Pheasants and 8 to 9 inch across Toads also inhabit this side of the road.	Addressed in paragraphs 8.42-8.46 of this report.
The Preliminary Ecological Appraisal states that the survey was carried out in January, which does not comply with the recognised field season outlined by The Joint Nature Conservation Committee.	The timing of the original survey was deemed acceptable by the Council's ecology advisors. Subsequent further assessment regarding protected species (bats) has been undertaken and the Council is now satisfied that we have sufficient information to determine the application and that the mitigation and enhancement measures proposed are acceptable.
<i>Flooding</i>	

Removal of green space and increased concreting increases the risk of flooding from surface water runoff	Addressed in paragraph 8.47 of this report
The site is within an area of 'low' risk of surface water flooding but is within an area of critical drainage flooding as identified by the Croydon plan.	
Detail on drainage is not provided	
<i>Sustainability</i>	
Increase in carbon footprint resulting from increased residents, use of water, electricity, gas and cars	8 residential units would not cause excessive levels of air pollution or carbon emissions. A CMP/CLP will be required to manage air pollution during construction. Standard conditions regarding energy efficiency and water usage will be applied.
Will lead to greater air pollution contrary to policies DM16 and DM23	
Demolishing an existing building is unsustainable. The council should encourage repair and renovation.	Repair and renovation is encouraged, alongside suburban intensification on some sites.
<i>Other matters</i>	
Oversaturation of flats in the area, many of which are not yet occupied or sold.	Flats provide alternative accommodation options in the area, contributing to mixed communities.
Loss of family homes. Need to protect stock of family homes of 4 beds+.	There will be a net increase of 2 family-sized (3 bed) homes
Lack of consideration of impact on local facilities and infrastructure including schools, GPs, dentists, drainage.	The development will make a CIL payment to contribute towards local infrastructure and services
Area is not identified for intensification in Croydon Local Plan. intensification is no longer justifiable following the reduction in the London Plan housing targets	Croydon's housing target set out in the London Plan is for 20,790 new homes between 2019/20-2028/29 with an aim for 6,410 of these to be on small sites below 0.25 ha in size, such as this.

	Gradual intensification is suitable throughout the borough in appropriate locations.
No social housing provided	Not a policy requirement on this site
Council should adopt a brownfield first policy	Development on brownfield or vacant sites is encouraged alongside gradual suburban intensification
Inadequate refuse bins allocation	Addressed in paragraph 8.39 of this report
Construction impacts	A construction management plan and logistics plan will be required by condition

6.5 Note that a number of non-planning related concerns (e.g. setting a precedent, loss of property value, conflict with land covenants, questioning the competency of the Council/Planning Officers) have also been raised.

6.6 The Purley and Woodcote Residents Association objects to the proposal on the following grounds:

- Loss of a family home, whilst the proposed development would not contribute to providing family accommodation in conflict with Local Plan policy SP2.7a, 3.8 of the London Plan
- Overdevelopment of the site with the proposed development significantly increasing the built area of the existing family home, and resulting in inadequate amenity space for potential occupiers
- The design is out of keeping with the locality and surrounding townscape as a result of its massing, form, and overall development layout and appearance, contrary to Local Plan policies SP4.1 and DM10, Suburban Design Guide (2019) and London Plan policies 7.4 and 7.6
- Detrimental to the amenity of occupiers of adjoining properties. Occupiers of neighbouring properties will suffer visual intrusion, increased noise and, for those adjacent to the proposed development, loss of privacy in conflict with Local Plan Policies DM10 and Policy 7.6 of the London Plan
- Inadequate car parking for a development of the size and scale proposed, resulting in additional on street parking, putting parking pressure on the surrounding area, and increased traffic movements so greatly endangering road safety contrary to Croydon Local Plan 2018 policies DM29 and DM30.

6.7 Councillor Simon Brew and Councillor Oni Oviri have objected to the application and referred it to committee.

6.8 Cllr Brew has objected on the following grounds:

- Unacceptable high density / over-development of the site, especially as it involves substantial loss of garden land, and the building is far too close to the boundaries on both sides.
- Insufficient amenity space, which will be detrimental to the amenities of occupiers of adjoining properties (due to visual intrusion and loss of privacy).
- Totally inadequate car parking space with reliance on on-street parking on a busy road & bus route
- Vehicle entry and access will be dangerous at this point because it's right on a road junction.

6.9 Cllr Oviri has objected on the following grounds:

- Unacceptably high density / over-development of the site, especially if it involves loss of garden land
- Insufficient amenity space, detrimental to the amenities of occupiers of adjoining properties (due to visual intrusion and loss of privacy),
- Inadequate car parking space with reliance on on-street parking on a busy road
- The development is not in keeping with the height of neighbouring properties

6.10 Cllr Badsha Quadir has objected on the following grounds:

- The scale of the proposed development is very overbearing and provides a loss of privacy for the surrounding properties.
- It is out of character within the local area.
- The proposed application is still 11 metres over the boundary. (*Officer note: It is assumed that this refers to the rear projection rather than any issues with landownership / oversailing of boundaries*)
- This application now contains 4 parking spaces, which is clearly not enough in such a busy road, so off street parking would cause a hazard for vehicles.

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 New London Plan (2021), 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) (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.

7.3 The main planning Policies relevant in the assessment of this application are:

London Plan (2021):

- 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
- H2 Small sites
- H10 Housing size mix
- S4 Play and informal recreation
- 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
- S112 Flood risk management
- S113 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 cycling
- T6 car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

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
- SP6 Environment and Climate Change
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing floor risk
- DM27 Protecting and Enhancing our Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

Supplementary Planning Documents/Guidance

- Croydon Suburban Design Guide SPD (2019)
- Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy (2019)

- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues relevant in the assessment of this application are as follows:

- Principle of development
- Design of the proposal and the impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Access, parking and highways impacts
- Trees and landscaping
- Ecology
- Sustainability and Flood Risk

Principle of Development

- 8.2 The site's existing use is residential and as such the proposed redevelopment of the site for residential purposes is acceptable. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H3 seeks to significantly increase the contribution of small sites to meeting London's housing needs. Given the policy context, the principle of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable.
- 8.3 Policy DM1.2 seeks to prevent the net loss of small family homes by restricting the loss of three bedroom units and the loss of units that have a floor area of less than 130sqm. The existing property has 4 bedrooms and measures 230sqm. 3 x 3-bed units would be re-provided resulting in a net increase in family sized accommodation. This complies with policy DM1.2.
- 8.4 Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms in order to meet the borough's need for family sized units and ensure that a choice of homes is available in the borough, and this target is normally applied to individual suburban intensification schemes. The proposal provides 3 x 3-bed units (37.5%) and therefore complies with policy SP2.7.

Design of the proposal and the impact on the character of the area

- 8.5 The existing building is a 2 storey detached property with a mock Tudor frontage and a hipped / catslide roof. It does not hold any significant architectural merit and there is no in principle objection to its demolition.
- 8.6 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Proposals should seek to achieve a minimum height of 3 storeys, should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area.
- 8.7 A robust character appraisal has been undertaken which assess the character of the immediate area. There is a wide variety of architectural features locally including different styles of roofs, windows, doors and materials. Appropriate elements have been incorporated into the proposed design in a simple but well executed contemporary reinterpretation approach. The proposed development is an asymmetrical design which appears sympathetic to the local context.
- 8.8 In terms of height and massing, the proposed building is 3 storeys plus accommodation in the roof space. The building appears as 3 storeys in the streetscene, which is supported. The Suburban Design Guide SPD indicates that where surrounding buildings are predominantly detached dwellings of 2 or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope below.



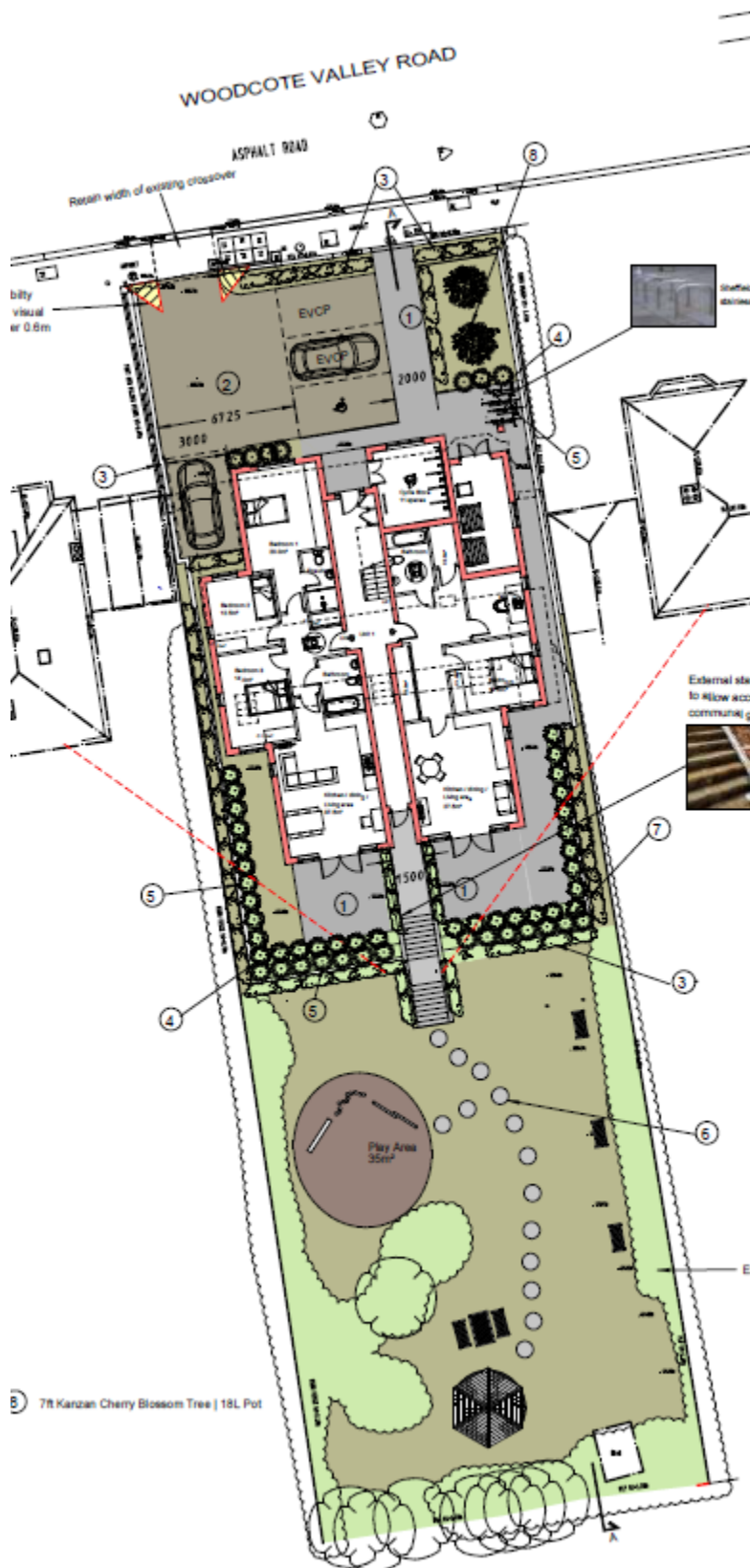
Figure 2.10c: Where surrounding buildings are predominantly detached dwellings of two (2) or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope below.

Extract from Suburban Design Guide SPD



Proposed massing / street elevation

- 8.9 The proposed building is 15.5m in width, which is the same as the existing property on the site. It is acknowledged that the existing property on the site is wider than the immediately adjacent properties. A gap of 1m is maintained to the site boundary on the west side and 1.3m to the boundary on the east side. The presence of single storey side garage extensions on the neighbouring properties helps to separate the development from the neighbouring dwellings and means that the building does not appear unduly prominent in the street scene. The front building line is in the same position as the existing, corresponding with the neighbouring properties and maintaining the generous front forecourt. The front building line is stepped (for example the front door and sides of the property are set back) which helps to break down the massing.
- 8.10 Towards the rear, the building steps in on both sides to respect the 45 degree sight lines from the closest ground floor rear windows of neighbouring properties on either side. The gap at to the west is 3m and to the east is 3.5m. The stepping in of the development towards the rear also helps to break up the massing of the flank elevations so that it does not appear overbearing. Representations have suggested that the proposal is an overdevelopment of the site due to the larger footprint and the extent of the rear projection beyond neighbouring properties. The footprint extends 6.8m beyond the rear building line of the neighbouring property to the west (number 133) and 9m beyond the neighbouring property to the east (number 12). However, given that the rear projection complies with guidance regarding 45 degree lines and ample shared amenity space is retained on the site, it is not considered that the amount of development / built footprint is excessive. Overall, the scale, height and massing is in accordance with the Suburban Design Guide SPD and the proposal for 8 units is not considered to be an overdevelopment of the site.
- 8.11 The site slopes upwards from front to back (north to south) by approximately 5.5m so some fairly significant land excavation would be required at the rear to accommodate the larger building footprint. Currently there are steps from the rear of the property up to the lawn, and a similar arrangement is proposed from the rear of the building, with a stepped, landscaped retaining wall and a set of steps accessed via the communal core and with a stair lift to provide inclusive access. This sloping topography and excavation helps to reduce the perceived scale of the building when viewed from the rear as the ground floor level would be hidden behind the retaining wall. At the front, an element of land excavation is also required to flatten the front forecourt to a 1:20 gradient.



Proposed site layout

8.12 In terms of the wider site layout, space for parking 4 cars is proposed on the front forecourt, utilising the existing vehicular crossover and the hardstanding is softened by an area of landscaping on the east side and the some hedging as

the front boundary treatment. The amount of greenery on the front forecourt will be less than the current layout but not dissimilar to the neighbouring properties which generally have areas of landscaping plus areas hardstanding for car parking. There is a separate pedestrian path providing access to the main front entrance. The bin store and bike store are located internally at ground floor level in easily accessible spaces, and there is internal access through the building to the shared amenity space and play space at the rear. The central core and stair arrangement is generous with access to natural light and passive ventilation.

8.13 The proposed design approach is a contemporary reinterpretation, which is supported. The variety of building types and styles in the vicinity is noted; the proposed design is considered to respect the established character whilst enhancing the street scene. The asymmetrical design and the front gable, along with the stepped front building line, helps to reduce the mass of the building so that it does not appear overbearing. The fenestration is also considered to be well proportioned. The proposed balconies are inset and those on the front elevation are subtly designed so they do not appear incongruous. The proposed materials are white brick and red brick, with a dark red roof tiles to reflect the predominant materials in the area. Additional brick detailing has been added to the ground floor to further acknowledge the predominant banding feature at lower levels as seen on neighbouring properties. Material details will be required by condition. The proposed design is considered to be of a good quality and is supported.

8.14 Overall, the proposal is considered to comply with policies SP4.1 and DM10.

Quality of Accommodation

8.15 London Plan policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. All proposed units exceed the minimum space standards and internal layouts are acceptable. All proposed units are dual or triple aspect. The units are orientated predominately north and south with smaller, secondary side facing windows which would be obscure glazed at first and second floor level. The unit at roof level would receive adequate light via the large rear balcony and roof lights. The ground floor units would be partially below ground level at the rear, due to the slope in the land, however due to the south facing orientation and the large rear doors, it is considered that these spaces would receive adequate levels of natural light.

8.16 London Plan policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'. There are 2 x M4(3) wheelchair user dwellings provided: unit 1 (1b2p on the ground floor) and unit 2 (3b5p on the ground floor) which complies with this requirement. The remaining 90% should meet Building Regulation requirement M4(2) 'Accessible and

Adaptable Dwellings' which requires step free access to all units and the facilities of the site. A lift is provided internally (following an amendment to the scheme) so all units can be accessed in a step free manner. At the rear, an external chair lift is proposed on the 1.5m wide stairs which lead up from the core to the communal garden and play space. Given that there is a 3m change in level from the rear of the property to the main garden area, ramped access would not be possible and the proposed chair lift is a reasonable alternative. The remainder of the garden is on a gradual gradient. A disabled car parking space is proposed closest to the entrance on the front forecourt and the forecourt is on a 1:20 gradient which is acceptable.

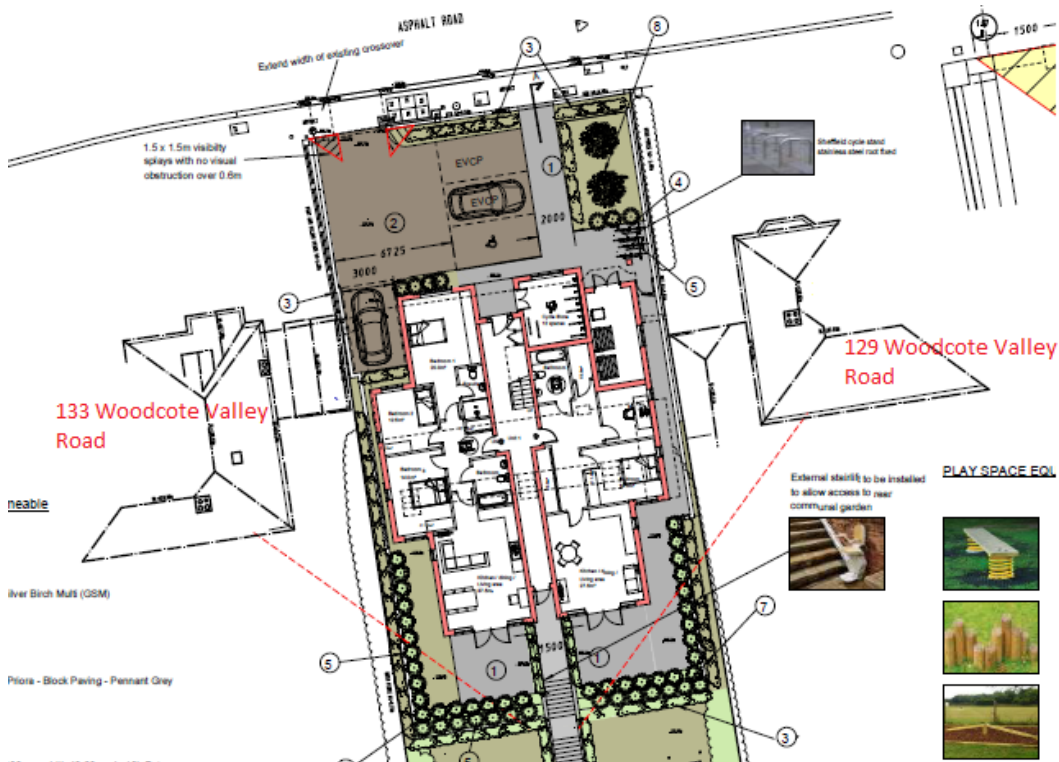
- 8.17 Policy DM10.4 of the Local Plan requires provision of high quality private amenity space at a minimum of 5sqm per 1-2 person unit and an extra 1sqm per extra occupant thereafter. The 2 ground floor units have private amenity space at the rear. Due to the land gradient, this space is set at a low ground level and bounded by retaining walls. The proposed retaining walls are stepped and landscaped and the private gardens would be 3.8m in depth and south facing, so this space would not feel too enclosed. The outlook from the rear windows of the ground floor properties would comply with guidance in the Suburban Design Guide SPD which states that spaces below ground should not have a depth that is greater than 25 degrees as measured from 2m high. The hedge at the top of the retaining wall provides good screening and defensible space between the private and shared amenity space. All other units have private amenity space in the form of inset balconies.
- 8.18 Policy DM10.4 also requires provision of children's play space calculated using the Mayor of London's population yield calculator. Play space of 35sqm is provided in the rear garden, which would exceed the requirements (17.1sqm) according to table 6.2 of policy DM10.4. The play equipment proposed includes timber balancing beams, stepping stones and wobble board, and full details can be submitted by condition.
- 8.19 Policy DM10.5 requires high quality communal outdoor amenity space that is designed to be flexible, multifunctional, accessible and inclusive. The communal amenity space amounts to around 460sqm in total (including the area of large trees at the rear) which is extensive. Features in this area include grass, planting, stepping stones, seating, a pergola and a shed. As mentioned, it is accessible and inclusive due to the proposed chair lift.
- 8.20 In summary, the proposal would provide good quality accommodation for future occupiers internally and externally in accordance with Local Plan Policies SP2 and DM10 and London Plan policies D6 and D7.

Impacts on Neighbouring Residential Amenity

- 8.21 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct

overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing daylight or sunlight levels.

8.22 The nearest residential properties are number 133 to the west and number 129 to the east. As mentioned, the proposed building would not breach the 45 degree lines from neighbouring properties in plan, and neither would they be breached in elevation from the closest rear ground floor habitable room on either side. It has therefore been demonstrated that the proposed building would not be overbearing nor impact detrimentally on neighbouring outlook.



45 degree line in plan



45 degree line in elevation

8.23 Representations have been received from Right of Light Consulting on behalf of numbers 129 and 133 regarding the impact of the proposal on the daylight and sunlight levels received by these properties.

- 8.24 Number 129 has 3 side windows facing the site serving a living room at ground floor and 2 side facing bedroom windows at first floor, at a distance of around 5.6m separated by a single storey garage. The representation states that the 25 degree line from the first floor dressing room window (within the bedroom) would be breached by the proposed development resulting in a reduction in the No Sky Line level from the first floor dressing room window to less than 0.44 times its former value. The 25 degree line would be reached by the top of the proposed building. As a dressing room is not a habitable room, and this side facing dressing room window could be considered 'unneighbourly', and the bedroom is served by another south facing window, this would not warrant further daylight and sunlight testing and would not be considered a major amenity concern. The ground floor living room window is a secondary window, with its main window facing the street and the proposal would not have a material difference on this window in comparison to the existing situation so this does not raise amenity concerns. In order to mitigate any overlooking from the proposed development, side facing windows on the eastern elevation of the proposed building at first floor and above will be obscured up to 1.7m in height.
- 8.25 Number 133 to the west has 4 side windows facing the site serving the kitchen and a shower room at ground floor and 2 bathroom windows at first floor, at a distance of approximately 5.2m separated by a single storey garage. The representation states that the 25 degree line from the ground floor kitchen window would be breached by the proposed development, which it would. However this is a secondary kitchen window with the main kitchen window facing south over the garden, and a standalone kitchen is not considered a habitable room so this is acceptable on balance. In order to mitigate any overlooking from the proposed development, side facing windows on the western elevation of the proposed building at first floor and above will be obscured up to 1.7m in height.
- 8.26 Obscure windows on flank elevations at first and second floor level would be acceptable from a quality of accommodation point of view given their secondary nature and would adequately mitigate overlooking concerns to neighbouring properties. It is not necessary for the side facing roof windows to be obscured as these are not orientated towards neighbours. Given that there is no breach of the 45 degree line in plan or elevation on either side and the height and massing is considered to be acceptable, a full daylight and sunlight assessment is not required and has not been provided. Discussion regarding legal rights to light can be held outside of the planning process.
- 8.27 Balconies are proposed on the front and rear elevations however these are all inset so do not raise overlooking concerns towards neighbouring properties or the first 10m of neighbouring gardens. Outlook would be over the rear amenity space of the site or over the public highway which does not raise any amenity concerns. Representations have raised concerns about overlooking towards properties on Woodside Road, however these properties are over 60m away and there are large trees at the site boundaries, so this is not considered to be a

concern. Representations have also raised concerns about impacts on daylight and sunlight to gardens further east, such as number 125, however it is not considered that there would be a material impact.

- 8.28 Overall, any potential amenity impacts on neighbouring occupiers are considered to have been largely avoided by the proposed massing and layout of the building, and any residual impacts have been adequately mitigated by obscure glazing. The proposal is considered to comply with policy DM10.6.

Access, Parking and Highway Safety

- 8.29 The site has a Public Transport Accessibility Level (PTAL) of 1a which indicates very poor access to public transport. Woodcote Valley Road is on a bus route. There is no CPZ in the area.

Access arrangements

- 8.30 The proposal is to maintain the existing crossover which is located on the north west corner of the site; it would not be widened or moved. As mentioned, some land excavation will take place at front to ensure level access from the footway to the front door. A separate 2m wide pedestrian path is provided.
- 8.31 The site is located opposite the wide junction to Manor Road. Woodcote Valley Road is a 20mph road. Manual for Streets requires visibility splays of 2.4m x 25m from the vehicle exit point on a 20mph road such as this. The visibility splay of 2.4m x 25m from the access point to the right (east) is achievable when taken at a point 0.5m from the kerblines. This complies with Manual for Streets guidance. The BT box outside the site on the right (east) is not within the sightlines. On the left (west), a visibility splay of 2m x 25m can be achieved or 2.4m x 22.5m. This is due to the bend in the road and would mean that some vehicles exiting the driveway may need to protrude slightly further into the carriageway to see the full 25m. This does not raise any concerns given the width of the road, the low speed limit and speed bumps on Woodcote Valley Road and the fact that vehicles from the left would be travelling on the far side of the road. Vehicle visibility splays on both sides have been agreed with the Council's Highways Team and are acceptable.
- 8.32 Pedestrian sightlines of 1.5m x 1.5m are achieved within the site on both the right and the left from the existing crossover. The plans show that there are no obstructions over 0.6m within the sightlines and a condition will be attached to ensure this is retained.
- 8.33 Representations have raised concerns about the location of the site opposite the Manor Road junction. It has been demonstrated that vehicles will be able to access and egress the site in forward gear so there will be full and clear visibility of this junction by vehicles moving in and out of the site. As noted, the vehicular

and pedestrian sightlines comply with guidance. In addition, some of the S106 contribution towards sustainable transport initiatives could be used by the Council to introduce yellow lines or other parking restrictions opposite the junction with Manor Way to prevent parking in this area to ensure there are no impairments to visibility or highway safety.

8.34 The proposed access arrangements do not raise any highways safety concerns.

Car parking

8.35 4 car parking spaces for the 8 units are proposed on the front forecourt. In areas of PTAL 1 in outer London, London Plan policy T6.1 requires up to 1.5 spaces per dwelling which would equate to a maximum of 12 spaces. The Council normally seeks parking on a 1:1 basis which would be 8 spaces. The provision of 4 spaces is therefore a shortfall of up to 8 spaces (by London Plan standards) and may lead to on-street parking depending on levels of car ownership amongst future occupiers. Representations have raised concerns about the impact of on-street parking on highway safety.

8.36 In order to justify the shortfall in on-site car parking spaces, a parking stress survey has been undertaken in line with Lambeth Methodology. The survey demonstrates that parking stress within 200m walking distance of the site along Woodcote Valley Road and Manor Road is low at 12%. The survey was undertaken during 2 weekday nights in October 2019; 100 spare spaces were identified and there are no parking restrictions on these roads. It is noted that Woodcote Valley Road is a bus route so on-street parking should not be encouraged, however it has been demonstrated that there is sufficient capacity on the public highway (including Manor Road which is not a bus route) to accommodate potential overspill car parking.

8.37 Consented residential developments within a 400m radius of the proposed scheme have also been reviewed to consider the cumulative on-street parking impacts from this site alongside nearby schemes. 6 schemes have been identified with a potential total shortfall of 23 on-site car parking spaces in comparison to the London Plan maximum standards. If all of these cars, plus the maximum of 8 identified as the shortfall on this site, park within the 200m radius of this site, the parking stress would rise to 40%. This is a worst case scenario and would remain well below the threshold for 'high' parking stress which is generally considered to be 85%. It should also be pointed out that 'maximum' figures are being discussed here and actual levels of car ownership may be lower. Also, it is often not desirable to provide the maximum level of car parking on site as this can encourage unsustainable methods of travel.

8.38 A significant number of objections have been received with regards to parking arrangements and impacts on highway safety, however it has been demonstrated in detail that policy requirements regarding car parking have been

met and that highway safety would not be harmed by the access arrangements or the amount of car parking provided on site and would not be a reason for refusal.

- 8.39 Swept path analysis for each of the car parking spaces has been provided using a 4.8m car, which is acceptable. One disabled car parking space is provided closest to the front entrance and 2 spaces with active electric vehicle charging points have been shown on plan and the remaining 2 spaces would be passive spaces. This will be required by condition.
- 8.40 A contribution of £12,000 (£1,500 per unit) will be secured via S106 agreement. As mentioned, this could be used towards possible on street parking restrictions opposite the junction of Manor Way, and also for sustainable transport initiatives in the area including on street car clubs with electric vehicle charging points (ECVPs) as well as general expansion of the EVCP network in the area in line with Local Plan policies SP8.12 and SP8.13. The funding could go towards traffic orders at around £2500, signing, lining of car club bay, EVCP provision including electrics and set up costs for the car club. Funding will also be used for extension and improvements to walking and cycling routes in the area to support and encourage sustainable methods of transport.
- 8.41 On balance, the shortage of on-site parking would not outweigh the benefits associated with the provision of the proposed residential units. It has been demonstrated that there is capacity in the surrounding streets for overspill parking, highway safety can be managed by parking restrictions opposite the junction and sightlines are acceptable, so on balance car parking arrangements are considered to be acceptable in line with Local Plan policy DM30 and London Plan policy T6.

Cycle parking

- 8.42 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 14.5 cycle parking spaces for residents plus 2 visitor cycle spaces. A total of 16 cycle spaces are proposed. 12 are within an internal cycle store conveniently located by the main front entrance, and 4 are Sheffield stands located on the front forecourt. The cycle stands are appropriate and 5% will be available for wider or adapted bikes. Electrical sockets would be provided for charging e-bikes. Details are acceptable and a condition will be attached to ensure compliance with the approved details.

Waste / Recycling Facilities

- 8.43 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The bin store is proposed internally, accessed from the front. The drag distance for operatives is less than 20m via a 2m wide path, which is appropriate. Proposed waste receptacles include 1 x 1100L refuse bin, 1 x 1280L recycling bin and 1 x 140L food recycler which complies with guidance in the Council's New Build and Conversion waste

management document. A bulky waste storage area of 10sqm is provided at the front of the site in line with policy DM13.

Trees and landscaping

- 8.44 Policy DM10.8 and DM28 seek to retain existing trees and vegetation and to incorporate hard and soft landscaping within developments. There is one large semi-mature willow tree towards the end of the garden (T1 - Category C) and a group of conifers along the southern boundary of the site (TG2 – Category B) which have been assessed within the submitted Arboricultural Report. The group of conifers are proposed for retention and protective fencing would be constructed in front of the conifers to protect their RPAs. The willow tree is proposed for replacement. It is a multi-stemmed tree which has been previously reduced and has grown back leaving dead stumps and poor unions and the base has possible weak forks. Whilst the tree is not a safety issue, it is recommended for removal and replacement, and it is proposed to replace the tree with a new willow tree in the same location. The existing boundary treatments in the rear garden (perimeter hedging) would be retained and new planting would be proposed on the rear retaining wall. This is supported.
- 8.45 At the front, 2 new 7ft cherry blossom trees are proposed on the forecourt within an area of soft landscaping. A low boundary wall with planting is proposed at the front. There is also defensive planting in front of ground floor bedroom windows which face towards the forecourt. Paving would be permeable. Details are acceptable in line with policy DM10.8 and further landscaping detail will be required by condition.

Ecology

- 8.46 A Preliminary Ecology Appraisal has been submitted and has been revised during the assessment of the scheme following further investigation into the presence of bats on the site as a result of consultation with the Council's specialist ecological advisors.
- 8.47 The initial Preliminary Ecology Appraisal (dated January 2020 and now superseded) identified that the building on site had 'low' potential for roosting bats. In line with paragraph 99 of the ODPM Circular 2005 it is not possible to determine a planning application without establishing definitively the presence or otherwise of protected species and the extent to which they may be affected by the proposed development. The initial inspection identified the building as having 'low' potential for roosting bats due to the void between the wooden sarking and the roof tiles in the loft and recommended further investigation

- 8.48 Further investigations such as a bat emergence study or an endoscope survey were therefore required before a decision was made. An endoscope survey was subsequently carried out on 30 November 2020 where surveyors used an endoscope to look under the lifted roof tiles. This resulted in no bat roosts or evidence of bats being found. The building was therefore reclassified as having negligible potential for both bats and birds to roost. No habitats of conservation concern were located on the site. This assessment has been agreed with the Council's specialist advisors.
- 8.49 Mitigation measures and biodiversity enhancements are also proposed within the Preliminary Ecological Appraisal. Mitigation measures include a sensitive artificial lighting plan to ensure that the trees do not become illuminated to ensure that any local bat populations can continue to thrive in the area; hedge and tree removal to be undertaken outside of bird breeding season to ensure no active birds nests are destroyed; precautionary measures for hedgehogs and a precautionary reptile method statement. These measures should be collated into a Biodiversity Method Statement which will be required as a pre-commencement condition.
- 8.50 Enhancement measures include the provision of bat boxes on the south eastern and south western elevation of the building, bird boxes around the site, inclusion of an area of wild meadow within the landscaping scheme, as well as a Bumblebee Box and Bug Hotel in the garden. These measures should be collated into a Biodiversity Enhancement Strategy which will be required by condition.

Flood Risk and Energy Efficiency

Flood risk

- 8.51 Local Plan policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). The site itself has low risk of surface water flooding but Woodcote Valley Road has high risk of surface water flooding, and the site is within a Critical Drainage Area. A SUDS Strategy has been submitted outlining that surface water will be managed on site by direct infiltration through a soakaway with appropriate techniques to minimise sedimentation, plus a rainwater butt to collect water for external use. As noted in other sections of the report, hardstanding will be permeable. The strategy demonstrates that all surface water arising can be managed on site using SUDS and exceedance flows can be accommodated within areas of bioretention, soakaway crates and the sub-base to the hardstanding. A maintenance plan for the SUDS has been provided. The information provided demonstrates compliance with policy DM25 and a compliance condition will be attached.

Energy efficiency

8.52 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition will be attached requiring the proposed development to both achieve the national technical standard for energy efficiency in new homes (2015) which requires a minimum of 19% CO2 reduction beyond the Building Regulations Part L (2013), and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

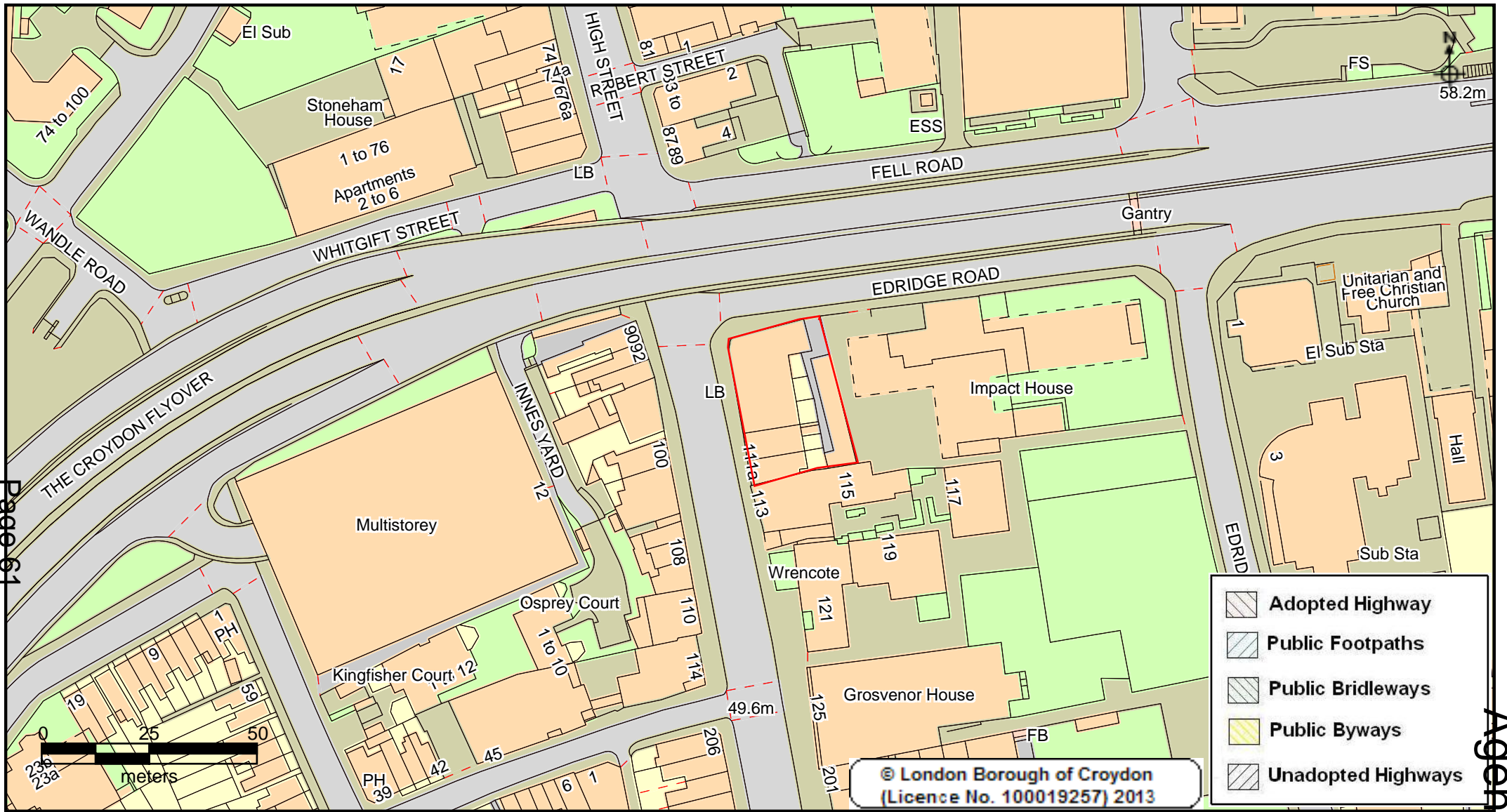
Conclusion

8.53 The proposed provision of 8 new residential units in this location is acceptable in principle. The proposed mix of units provides over one third family sized units and the quality of accommodation and amenity space is acceptable. The proposed scale, design and massing of the building is considered to be appropriate insofar as it would complement the character of the area and would not appear overbearing within the streetscene nor harm the amenities of neighbouring occupiers. There is a shortfall of on-site car parking provision but it has been demonstrated that there is adequate capacity in the surrounding streets to accommodate overspill parking and a S106 contribution could contribute towards parking restrictions opposite the junction with Manor Road to ensure there are no adverse impacts on highway safety. Impacts on trees, biodiversity and flood risk are also acceptable.

8.54 All material considerations have been taken into account, including responses to the public consultation. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.

Other matters

8.55 All other planning related matters have been considered and no other planning harm has been identified.



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1.0 SUMMARY OF APPLICATION DETAILS

Ref: 20/03841/FUL
 Location: 103 to 111A High Street, Croydon, CR0 1QG
 Ward: Fairfield
 Description: Demolition of existing buildings and erection of 29 storey building to provide 121 residential units and flexible commercial floorspace at ground, mezzanine, first and second floors (comprising flexible A1/A2/B1 at ground/mezzanine floors; flexible A1/A2 at ground floor; flexible B1/D1/D2 at first and second floors) together with associated wheelchair accessible vehicle parking, cycle parking, landscaping, play areas and associated works.
 Drawing Nos: S_100 Rev 00, EX_120 Rev 00, 121 Rev 00, 122 Rev 00, 123 Rev 00, 124 Rev 00, 130 Rev 01, 131 Rev 01, 140 Rev 01, 141 Rev 01, 142 Rev 01, 143 Rev 01, GA_200 Rev 01, 201 Rev 01, 202 Rev 01, 203 Rev 01, 204 Rev 01, 205 Rev 01, 211 Rev 01, 218 Rev 01, 230 Rev 01, 231 Rev 01, 300 Rev 01, 301 Rev 01, 400 Rev 01, 401 Rev 01, 402 Rev 01 and 403 Rev 01.
 Applicant: Leos North London Ltd
 Agent: Mr Scott Hudson, Savills UK Ltd.
 Case Officer: Barry Valentine

Unit type	Market Housing		Low-cost rent		Intermediate (shared ownership)		Total		unit mix
	Unit	Hab room	Unit	Hab room	Unit	Hab room	Unit	Hab room	
One bed	57	114	3	6	3	6	63		52%
Two bed	19	57	5	17	3	9	27		22%
Three bed	19	76	3	15	3	15	25		21%
Four bed			4	24	2	12			5%
Total	95	247	15	62	11	42	121	351	
			26 units (21% by unit) 104 hab rooms (30% by hab room)						

*For the avoidance of doubt in terms of this table low-cost rent is affordable rent.

Commercial Use Class	Floorspace sq.m
A1/A2	211
A1/A2/B1	49
B1/D1/D2	920

Number of car parking spaces	Number of cycle parking spaces
4 on site car parking spaces	237

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

2.0 BACKGROUND

Pre-Application Advice

2.1 An earlier version of the proposal was presented to Planning Committee at pre-application stage on the 23rd April 2020. The following is a summary of advice that committee provided:

Tall Buildings

- There was general support that the site could support a tall building due to the surrounding context.
- There were comments around the current pandemic and how people live in tall buildings, including congregating in communal and private amenity spaces; and it would be welcomed if the development could look into the health and wellbeing factors of high density living.

Heritage Assets

- There were mixed views on the impact of the development on heritage assets, although there was a broad recognition that Croydon Town Centre was changing. It was acknowledged that the benefits of the scheme would need to be suitably identified to ensure that they outweigh the less than substantial harm identified to the various heritage assets.

Affordable Housing

- It should be ensured that affordable housing is suitably maximised, especially within a single core design, with the expectation that a policy complaint scheme can be achieved, which would represent a benefit of the scheme.

Living Conditions

- There was debate around the quality of the accommodation and amenity spaces, whether it would be private or communal; who has access to the spaces including access for those with disabilities (including wheelchair users).
- There was comment around the public realm and the extent to which the scheme engaged with the ground floor (highway/footway) to create a welcoming, engaging and safe/high quality street environment. Members were keen to see trees introduced into the public realm.
- Members discussed the impact that the development would have on neighbouring properties, and immediate neighbouring relationships (both current and future) which would have an impact to the building. Members asked officers to fully review the daylight and sunlight impact of the development on neighbouring properties.

Design

- There was a general consensus that the design of the building had come a long way, though Members debated whether the podium should be distinctive to the other buildings to reflect the street scene. There was also comments that focused on the built form (above podium level) and the choice of brick colours.

Place Review Panel

2.2 The proposal was presented to Place Review Panel on two occasion, initially on the 21st March 2019 and on the 21st May 2020. The panel's observations from the most recent review are summarised as follows:

- The Panel agreed that the scheme was heading in the right direction and that there have been significant improvements since the previous PRP. However, they felt there was still some way to go in developing an overall successful proposal.
- The Panel recommend the height of the scheme be reduced so that it aligned with the datum set by Leon House as a point of reference. It was felt that this would lessen the impact of the massing in long range views, including views of the Minster. They did not agree with the applicant's assertion that the scheme would cause no heritage harm.
- It was felt that the scheme was dominant in long range views and is likely to have a negative impact on views of the Minster, although it was acknowledged that it was possible that this harm could be outweighed by public benefit.
- The Panel were supportive of the architectural expression of the podium element. Further work was felt to be needed on the architectural expression of the tower. It was felt that it did not relate well to the podium at present.
- The Panel are glad to see a tenure blind scheme, with shared entrances, services and access to communal amenity facilities.
- The Panel recommended that the Applicant engage with specialist consultants (i.e. environmental consultants, management teams, Landscape Architects and Housing Associations) as soon as possible to get their input on the design.
- A number of internal layouts were problematic and should be revised, with bedrooms for example having direct access to balconies rather than living areas. The balcony strategy also required further consideration.
- The Panel firmly believed that the details of the scheme should be submitted as part of the planning application, in order to ensure a high quality design. Similarly, the Applicant should work on the deliverability of the scheme, to ensure this level of quality and detail can be achieved.

2.3 The scheme has been further developed since the Committee and PRP sessions in order to improve the scheme and provide the necessary detail requested.

3.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

3.1 The provision of 121 residential units, at an appropriate unit mix, would make a significant contribution to housing delivery, and is being provided in a highly

sustainable and well connected location, within the Croydon Metropolitan Centre and Croydon Opportunity Area. The proposed homes would provide an appropriate high standard of residential accommodation, receiving good level of light, experience good outlook and access to private and high quality communal amenity space. The development would also provide appropriate commercial uses relative to its location (i.e. Secondary Retail Frontage within the Croydon Metropolitan Centre).

- 3.2 The development would provide 30% affordable housing by habitable room, which amounts to 26 units. The tenure splits would be 60% affordable rent (15 units) to 40 % shared ownership (11 units) by habitable room. This complies with Croydon Local Plan (2018).
- 3.3 The development would have a high quality modern contextual design which would respond both to the high street character, whilst also drawing upon and providing a contemporary reinterpretation of Croydon's mid-century heritage. The proposed development, principally through its height, would result in "less than substantial harm" to heritage assets. However, having given great weight to the conservation of the heritage assets, the harm is considered to be accompanied by clear and convincing justification, and outweighed by the public benefits provided in the form of new housing, affordable housing and improved public realm.
- 3.4 The proposed development would have a significant impact on light and outlook on a number of windows/rooms, particularly in Impact House. Having given regard to the form of the building and overreliance of light over neighbouring land, the context of the proposed developments' location and need to optimise housing delivery in sustainable locations, and public benefits the development provides (even after accounting for justification given in regards to heritage harm), on balance, the proposed development's impact on neighbouring living conditions has been appropriately justified. The proposed development would ensure appropriate wind conditions, both in and surrounding the site.
- 3.5 The proposed development is appropriate in regards to transport, neither adversely impacting highway safety nor operation, whilst also appropriate promoting sustainable modes of transport. The proposed development would be environmentally sustainable, enhancing biodiversity through urban greening, achieving as close to possible greenfield water run-off rates and would meet zero carbon targets via offsetting contribution.

4.0 RECOMMENDATION

- 4.1 That the Planning Committee resolve to GRANT planning permission subject to:
 - A. Any direction by the London Mayor pursuant to the Mayor of London Order
 - B. The prior completion of a legal agreement to secure the following planning obligations:
 - 1) 30% Affordable Housing provision (60% Affordable Rent: 40% shared ownership), with early and late stage reviews.

- 2) Air quality contribution of £13,100.
- 3) Local employment procurement and training strategy (construction phase) including a financial contribution of £88,750
- 4) Local employment and training strategy (operational) including a financial contribution; £7,100
- 5) Zero Carbon off-set contribution at current rates (approx. £140,000, dependant on efficiency achieved)
- 6) Future connection to planned district energy scheme
- 7) Croydon's sustainable transport contribution (£121,000), Transport for London sustainable transport contribution of £98,000 and public realm improvements on High Street
- 8) Street Trees Planting and Maintenance
- 9) Public Art
- 10) Car parking permit free restriction for future residents
- 11) Travel Plan and monitoring;
- 12) Car club including membership for new residents;
- 13) Highway works including Public Realm
- 14) TV signal mitigation
- 15) Retention of scheme architects (or suitably qualified alternative architect);
- 16) Monitoring fees and payment of Legal fees
- 17) Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport

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

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

Conditions

- 1) Commencement within three years (compliance)
- 2) Approved Plans (compliance)
- 3) Construction and Environmental Management Plan (prior to commencement)
- 4) Archaeology (prior to commencement)
- 5) Contamination (prior to commencement, and then appropriate stages of development)
- 6) Piling method statement (prior to specific works)
- 7) Materials and Detailing (prior to superstructure)
- 8) Sample panels on site (prior to superstructure)
- 9) Balcony design (prior to superstructure)
- 10) Shopfront design and signage strategy (prior to superstructure)
- 11) Glazing specification including acoustic performance and design (prior to superstructure)
- 12) Internal Insulation (prior to superstructure)
- 13) Secured by design (Pre commencement and occupation)
- 14) Boilers, Flues and Ventilation (prior to occupation)
- 15) Hard Landscaping (prior to occupation)

- 16) Soft Landscaping including on site tree planting (prior to occupation)
- 17) Façade maintenance and cleaning strategy (prior to occupation)
- 18) Balcony and Terrace Management Plan (prior to occupation)
- 19) Internal and External Playspace (prior to occupation)
- 20) Delivery, Servicing and commercial noise management plan (prior to occupation)
- 21) Car Park management plan (prior to occupation)
- 22) Waste Management Plan (Prior to Occupation)
- 23) Cycle storage and end of trip facilities (compliance)
- 24) Circular Economy (Compliance and Post Completion)
- 25) Refuse storage (compliance)
- 26) Wind Mitigation (compliance)
- 27) Podium Privacy Screens and associated obscured glazing (compliance)
- 28) SUDS and Flood Risk (compliance)
- 29) Water use (compliance)
- 30) Ventilation Strategy (compliance)
- 31) Use Classes (compliance)
- 32) Commercial Opening Hours (compliance)
- 33) Acoustic assessment (compliance)
- 34) Air Quality (compliance)
- 35) Noise limits (plant) (compliance)
- 36) Accessible design (commercial) (compliance)
- 37) Accessible Homes (M4(2) and (3)) (compliance)
- 38) Residential Access Arrangements to Podium Facilities (internal and external) (prior to occupation)
- 39) Lifts (compliance)
- 40) Energy Strategy and carbon reduction including overheating (Compliance)
- 41) Electric vehicle charging (compliance)
- 42) BREEAM (compliance)
- 43) External Lighting (compliance)
- 44) Use class restrictions on commercial uses (compliance)
- 45) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

Informatives

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

4.4 That the Planning Committee confirms that it has had special regard to the desirability of preserving the settings of (including views of) listed buildings and

features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4.5 That the Planning Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the settings (including views of) of the Central Croydon Conservation Area, the Croydon Minster Conservation Area and the Chatsworth Road Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.6 That the Planning Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 4.7 That, if by within 3 months of the planning committee meeting date, the legal agreement has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

5.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 5.1 Planning permission is sought for the demolition of existing buildings and erection of 29 storey building to provide 121 residential units and flexible commercial floorspace at ground, mezzanine, first and second floors (comprising flexible A1/A2/B1 at ground/mezzanine floors; flexible A1/A2 at ground floor; flexible B1/D1/D2 at first and second floors) together with associated wheelchair accessible vehicle parking, cycle parking, landscaping, play areas and associated works.



Fig 1 – CGI of development facing South East.

Site and Surroundings

- 5.2 Nos. 103 to 111 High Street is located on the eastern side of the High Street, at its junction with Edridge Road, immediately adjacent to the Croydon Flyover on its southern side. The site measures 0.08 hectares and currently hosts a three storey 'L' shaped Neo-Georgian 1930s building. The site slopes, with a level change of approximately 1.5m, rising to the East.



Fig 2 – Site Location Plan with Existing Photos

- 5.3 The building is in mixed use with a combination of commercial and residential units. Please note that within this report planning uses will be described and should be determined on the basis of categorisation set out under the old Use Class Order 1987, as the application was submitted and validated prior to 1st September 2020. The uses with the building are understood to be as follows:

Ground Floor

- 103 to 105 High Street - A3 (restaurant)– 350 sq.m (including 80 sq.m basement level)
- 107 High Street - A1 (Hair Salon) E – 99 sq.m
- 109 High Street - A1 (Retail) – 76 sq.m
- 111 High Street - A5 (Takeaway) – 72 sq.m
- 111A High Street - A1 (Retail) – 57sq.m

First Floor

- 103 High Street - D1 (Eye Clinic)
- 107 High Street - 2 X C3 (residential flats)

Second Floor

103 High Street - D1 (Laser Surgery)

107 High Street - 2 X C3 (residential flats)

- 5.4 The site is located within the Croydon Opportunity Area, in a secondary retail frontage within the Croydon Metropolitan Centre.
- 5.5 The application site is not located within a designated conservation area, nor is the building statutorily listed. The Central Croydon Conservation Area lies approximately 120m to the north of the site, the Chatsworth Road Conservation Area approximately 230m to the east and there is a Local Heritage Area beyond the High Street 110m to the west. The site is in a Tier II Archaeological Priority Area.
- 5.6 The site has a Public Transport Accessibility Level of 6b (best). The site is located in Flood Risk Zone 1 as defined by the Environmental Agency, where the annual probability of fluvial and tidal flooding is classified as less than 1 in 1000 years. In terms of surface water, the site has a very low classification, which corresponds to annual probability of flooding less than 1 in 1000 years. The street to the front of the site is at low risk of surface flooding, which corresponds to annual probability of flooding less than 1 in 100 years. The whole of borough is in an Air Quality Management Area (AQMA).
- 5.7 The surrounding area has a varied character. Where the application site sits, and to the north along High Street, is the southern end of the Town Centre and has a distinctive high street character. To the south and east of the site sits a series of taller buildings, many of which were office, but have been converted to residential under permitted development (notable examples include Leon House and Impact House). The flyover runs east to west, adjacent to the northern elevation of the site.



Fig 3 – Google Earth Image of the site facing north

Relevant Planning History

- 5.8 The council provided pre-application advice reference (18/01346/PRE) in connection with this site.
- 5.9 Planning permission reference 17/00325/FUL was granted on the 25/04/2017 for the 'Construction of third floor and part conversion of first second and third floors to provide 2 one bedroom flats, 5 two bedroom flats and 1 three bedroom flats.'
- 5.10 A certificate of lawful existing development reference 20/02540/LE was granted on the 11/09/20 for 'Confirmation that works carried out on site would constitute a material operation, such that the development approved under planning permission reference 17/00325/FUL has been lawfully implemented.'

Relevant Planning History for Adjacent Site

Impact House, 2 Edridge Road

- 5.11 Prior Approval Application reference 15/02723/GPDO was granted on the 10/08/2015 for the change of use of the site from B1a (office) to C3 (residential). This scheme was implemented.
- 5.12 Planning Permission reference 16/04750/FUL was granted on the 05/04/2017 for the 'Use of the former office floor area of the top three floors as 38 flats. Construction of Infill extensions of part of 8th and 16th floors and provision of new communal roof terrace at 9th floor. Provision of bin and cycle storage at lower ground floor together with external alterations and provision of disabled parking bays.' This has been implemented. Non material amendment (references 18/02533/NMA and 19/01799/NMA) have also been approved.

Leon House

- 5.13 Planning permission reference 18/06140/FUL was granted on the 26/02/2021 for 'Demolition of existing retail and office units. Redevelopment of the site to provide a mixed use development within three buildings up to 31 storeys, providing up to 357 residential units (Use Class C3) and flexible units for retail, professional service and food and drink uses (Use Class A1-A5). Creation of a new public square, landscaped communal gardens, and associated highway works; basement car parking; cycle parking; waste storage; and associated works.'
- 5.14 Planning permission reference 19/04605/FUL was granted on the 26/05//2020 for the 'Erection of four residential units within the roof level of Leon House, associated parking, cycle and refuse storage.'

4 to 20 Edridge Road

- 5.15 There is a current planning application reference 18/06069/FUL for the 'The erection of a part 33 storey, part 11 storey and part single storey building providing 230 residential units (Use Class C3); ancillary residents' gym; communal roof terraces and amenity spaces; new vehicular access; car parking; cycle parking; waste storage, and associated works.' The application received a resolution to grant at planning application committee in the 21/05/20, Subject to S106 agreement. The S106 is still being negotiated.

6.0 LOCAL REPRESENTATION

6.1 A total of 294 neighbouring properties were notified by the way of letter about the application and invited to comment, site notices were erected and a notice published in the press. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

Individual responses: 33, Objections: 32, Support: 1

6.2 The following issues were raised in representations that are material to the determination of the application, which are addressed in substance in the next section of this report:

Summary of Objectors Concerns	Officer's Response
No need for additional houses. Site is not allocated, which is indicative that the site is not suitable for residential development.	The London Plan (2021) identifies that there is a need for 66,000 additional homes per year and a need for 43,500 affordable homes per year. As part of meeting this need, Croydon has a ten year housing target of 20,790 homes. This site with its high connectivity and close proximity to town centre is an optimum location to deliver housing. The site allocations only form one part of the housing delivery, and does not preclude development of windfall sites, which are also needed to meet these targets and address London's need for housing.
Does not provide sufficient affordable housing.	The application meets minimum Croydon Local Plan policy requirements and it has been demonstrated through the submission of a viability report that has been independently reviewed, that this is the maximum reasonable affordable housing that can be delivered.
Does not provide sufficient number of 3 bed units.	The development provides sufficient number of 3 bed units, and exceeds policy requirements.
Impact on the character and appearance of the high street, out of scale. Impact on visual amenity.	The proposed development has a high quality design that complements and responds to the high street character, would be viewed in the context of existing and emerging tall building, and therefore not out of keeping.
Long terms loss of high street character from	The site is not in a conservation area, as such existing properties could be demolished without planning permission via the prior approval

demolition. Overdevelopment.	process. The development respectfully retains the high street character through its design and form. The proposal complies with council policy and as such not overdevelopment.
Impact on surrounding businesses, including night clubs, as it will generate more complaints.	The development would be appropriately acoustically attenuated, such that it would not be significantly impacted from any noise generated by surrounding businesses and late night operations.
Development will cause noise disturbance.	Any commercial activities, subject to restrictions secured by condition, would generate a comparable level of noise disturbance to existing uses on site. The main exit is onto the busy high street. Any coming and goings would not generate significant level of noise disturbance given this context.
Replacing 5 retail units with 2 would be detrimental to the high street, and the cost of units would be out of local businesses affordability. Reduces access to convenience stores, restaurants and hairdressers.	The proposed development is in line with policy in regards to net loss of ground floor retail space. Whilst the proposed commercial rents, would likely have a higher rate due to being of a higher quality, there is still a wide range of available commercial units with Croydon at competitive prices. There are significant number of alternative convenience stores, restaurants and hairdressers within short proximity of the site.
Impact on sunlight, daylight and outlook of surrounding neighbouring properties.	On balance, as set out in the report, giving weight to site's location, the built form, history of neighbouring properties and their respective layouts as well as public benefits delivered by the proposed development, whilst the proposed development would have a significant impact on neighbouring light and outlook, especially to those windows on the western side of Impact House closest to the development, this impact is in line with guidance and justified.
That the sunlight and daylight assessment is inaccurate.	Daylight and sunlight assessment model is based on information that is publically available, such as planning records, and based on reasoned assumptions. The model has been updated since original public consultation has been carried out to improve accuracy. It gives an

	adequate assessment for the purposes of planning as to likely impact of the proposed development on sunlight and daylight.
Loss of privacy to surrounding neighbouring properties	In general there would be very good separation distances of over 18m, ensuring good outlook and privacy. The only exception would be windows on western flank of Impact House closest to the development. In these instances windows and room layout have been strategically located and designed to minimise direct overlooking.
Impact on light of surrounding businesses	The proposed development would have a positive impact on surrounding business, with increased number of residents accessing shops and local services.
Impact of the development on light that communal amenity space would receive on top of Impact House.	The proposed terrace would still receive adequate sunlight from the south facing gap between Impact House and the development.
Development will cause crime	There is no evidence to support this assertion that new residents would cause crime. A condition is recommended in regards to secure by design, to ensure that the development takes reasonable steps so as to prevent crime. Increased surveillance, activity and overlooking may help reduce crime in the area.
Neighbours were not consulted on the application by the applicant before it was submitted.	Whilst not a matter than planning permission can be refused on, a statement of community involvement was submitted by the applicant. It sets out that they sent newsletter invitations to 993 households, inviting them to a virtual consultation and live chat session.
Impact on Mental Health	For the reasons set out in the report the proposed application is considered acceptable, and where reasonable conditions have been used to mitigate the impact of the development to ensure the health and wellbeing of neighbouring properties.

6.3 The following comments were made in objections received, which are non - material to the determination of the application:

- Loss of View
- Impact on property prices.

6.4 The following procedural points were raised in representations received:

- Neighbouring letters were received late due to postal delays (Officer Response: – This was beyond the control of the Local Planning Authority. It should be noted that neighbours were re-consulted in December, and all objections received to date have been included and considered in this report. It is considered that neighbouring properties have had sufficient time to consider the application and submit any comments, and for them to have been taken into account in both the manner the decision is taken (i.e. via planning application committee) and in regards to recommendation and eventual decision taken.

6.5 One letter of support has been received stating the following:

- Bringing much needed new build residential and commercial accommodation.
- New shops and residents will add vibrancy to the area.
- Location is suitable.

6.6 The following Councillors made representations:

Councillor Chris Clarke (Objection)

- Daylight and sunlight impacts on neighbouring properties. (Officer's response – This has been addressed in both the neighbour's comments section above and in the main body of the report)
- Wind/micro-climate impacts. (Officer's response – The scheme in its revised form would ensure appropriate wind conditions in and around the site.)

7.0 CONSULTATION RESPONSE

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

Mayor of London (GLA) (Statutory Consultee)

The application was referred to GLA under Stage 1 (due to proposal being more than 30m high and including more than 150 flats) and in summary made the following comments:

- The proposed residential-led mixed use development on this underutilised brownfield site, within an Opportunity Area, is strongly supported in strategic planning terms.
- The proposed density and optimisation of the site is supported. Design considered to be a distinctive slender volume in longer range views that at

mid to local views development responds positively in scale to existing and emerging development and positive contributes to the townscape. Quality of residential accommodation was considered to be generally high.

- That less than substantial harm would be caused to heritage assets; further information is required to establish the extent of the public benefits of the proposals before these can be weighed against the harm identified. Further detail is required with regard to wind mitigation, children's playspace and fire safety.
- The proposed offer of twenty six affordable units was accepted as being the maximum reasonable, although it was considered that the deficit was overstated. The applicant should seek to improve the affordability of the residential units by providing them as London Affordable Rent (LAR).
- Further information is sought in relation to minimising overheating risk, demonstrating potential for connection to the planned heating network in Croydon.

Transport of London (TFL) (Statutory Consultee)

In summary there comments were as follows:

- Overall the proposed development contributes positively to the Healthy Streets approach, however this could be undermined by the increased servicing activity. Further investigation in required to allow more deliveries to take place on site.
- The non-provision of standard car parking is supported. The amount of blue badge parking is compliant with Draft London Plan, and to ensure full compliance a Parking Management Plan, should be secured by condition which demonstrates how additional Blue Badge Parking could be provided subject to demand. No Blue Badge car parking for the proposed office space is proposed and it should be identified where this can be provided. Electric Vehicle Charging Points should be secured via condition.
- The overall amount of cycle parking is compliant with the Draft London Plan policy, although spaces for larger or adapted cycles are needed. Visitor short stay cycle parking should also be provided in public realm.
- The trip rate and mode split are accepted. A contribution of £98,000 is expected to upgrade the existing public transport network.
- A detailed Delivery and Servicing Plan (DSP) and Construction Logistic Plan should be secured via condition.

Historic England (Statutory Consultee)

No comment on the application.

Lead Local Flood Authority (LLFA) (Statutory Consultee)

No objection.

Greater London Archaeology Advisory Service (GLAAS) (Statutory Consultee)

It was considered that there is a high potential for archaeology to occur within the application site but that this will have been significantly impact by existing and previous developments. No objection is raised subject to condition.

Gatwick Airport (Statutory Consultee)

No objection

Heathrow Airport (Statutory Consultee)

No objection. Informative recommended in regards to cranes.

Thames Water (Statutory Consultee)

No objection subject to condition. General comments have also been included as an informative.

Designing Out Crime Officer

No objection but recommends that a condition be attached in regards to secure by design accreditation.

8.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

National Guidance

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

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

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

Development Plan

8.4 The Development Plan comprises the London Plan 2021, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

8.5 The relevant Development Plan policies are in Appendix 1.

Supplementary Planning Document

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

9.0 MATERIAL PLANNING CONSIDERATIONS

9.1 The main planning issues raised by the application that the Planning Committee are required to consider are:

1. Principle of development, affordable housing, housing mix and quality of residential accommodation.

2. Impact on the appearance of the site and surrounding area.
3. Impact on neighbouring properties' living conditions.
4. Impact on surrounding environment
5. Sustainable Design
6. Transport, parking and the highways.
7. Other planning issues.

Principle of development, affordable housing, housing mix and quality of residential accommodation.

Principle of Development

- 9.2 The London Plan (2021) sets a minimum ten year target for the borough of 20,790 new homes over the period of 2019-2029. The Croydon Local Plan (2018) sets a minimum twenty year target of 32,890 new homes over the period of 2016 to 2036.
- 9.3 The site is within the Croydon Opportunity Area. The Opportunity Area Planning Framework (2013) encourages new homes, the revival of the high street, and improved streets and amenity spaces. The site is located within the Croydon Metropolitan Centre, where Local Plan Policy SP3.10 sets out a flexible approach to office, housing and retail uses.
- 9.4 The proposed development would create additional residential units that would make a contribution to the borough achieving its housing targets as set out in the London Plan (2021) and Croydon Local Plan (2018). The site has excellent access to public transport, local shops and services and is therefore well placed for high density residential-led development, and therefore the intensification of the residential element is in principle supported
- 9.5 The site is in a Secondary Retail Frontage within the Croydon Metropolitan Centre. The relevant permitted uses for the site are set out in policy DM4, and specifically within Table 5.3 of the Croydon Local Plan (2018). The relevant table is shown below:

Secondary Retail Frontage	A1 – A4 and Community Uses	Acceptable in principle with a ground floor limit on Community Uses in these locations of 250m ² (gross)
	A5	Acceptable in principle as long as it does not result in two or more adjoining A5 units at ground floor
	B1	Acceptable in principle as long as it results in an active frontage and does not undermine the retail function of the frontage
	All Other Uses	Unless it relates to a Community Use proposals involving an increase of existing non A Class ground floor space within Secondary Retail Frontage will be refused

Fig 4 - Extract from Table 5.3 of the Croydon Local Plan (2018)

- 9.6 At present there is 574 sq.m of floorspace that falls within an A use class at ground floor level. This would be reduced to a minimum of 80 sq.m, but up to 116sq.m dependant on the end use of flexible use unit no.2. There are no policies with Croydon Local Plan (2018) that prevents the loss of A use class floorspace in this location.
- 9.7 The (re-)provision of retail (A1) and professional and financial service (A2) at ground floor level is in line with policy DM4. The potential for the smaller commercial unit of the two being a business use (B1) is acceptable. Activate

frontage would be achieved through the larger unit remaining in A class use, and given that main entrance to the residential units, and associated comings/going to the residential units, would be from the High Street. The retail function is not undermined due to the larger of the two units remaining as A1/A2. It should be noted that the new use class order (Town and Country Planning (Use Classes) (Amendment) Regulations 2020), which came into effect after this application was submitted, combines A1, A2 and B1 (as well as A3) class uses into a single use class, Class E.

- 9.8 Up to four commercial units with a flexible B1/D1/D2 are proposed at first and second floor levels with a total of 920sq.m of floorspace. The Croydon Local Plan supports the provision of office as it is located within the Croydon Metropolitan Centre and on upper floors. The Croydon Local Plan (2018) requires mixed use developments to include a level of office floorspace proportionate to Croydon's role as an Outer London Office Centre. Paragraph 5.28 of the Croydon Local Plan (2018) states that 'Office floor space provision within a scheme will also be considered against the complexion and merits of the other uses proposed'. Officers consider that the proportion of office floorspace is reasonable, and that this use is a logical response to the site, given there is a practical rationale behind not locating residential units on lower floors, due to the proximity of the flyover.
- 9.9 The lawful planning use of parts of the first and second floor levels is as two D1 units that were last in use as an eye surgery and a laser hair removal; both are currently vacant. Planning permission reference 17/00325/FUL granted the change of use of the two D1 units to residential (C3). This was acceptable as the existing D1 uses had a high commerciality and were not considered to be true community facilities, which the policy was intended to protect. On this basis, and given that the relevant planning permission remains extant, as established through granted certificate of lawful existing development application reference 20/02540/LE, the potential loss of the two D1 units (as a flexible use is proposed) is acceptable. Inversely proposing a flexible use that includes D1/D2, is also acceptable in principle on upper floors, given the historic use, given it is on upper floors and given the context of changes to use class order that came in into force on September 1st 2020, that saw the introduction of a new single E use class which covers former A class uses, B1 office, D1 (a-b) and some D2 uses.
- 9.10 In conclusion, in principle the provision of a residential mixed use development that contains an element of A class use floorspace at ground floor level, is in line with policy and acceptable.

Affordable Housing

- 9.11 The Croydon Local Plan (2018) requires the council to negotiate up to 50% affordable housing (subject to viability), with a minimum of 30% on a habitable room basis. The Croydon Local Plan (2018) requires this to be sought at a 60:40 split between affordable rented homes and intermediate homes. The London Plan (2021) sets a strategic target of 50%, but allows lower provision to be provided dependent on whether it meets/exceeds certain thresholds, or when it has been viability tested. When a scheme proceeds down the viability tested route, it requires schemes of a single phase, to have both early and late stage viability reviews. Policy H6 of the London Plan (2021) requires developments to provide 30% as low cost rented homes, either as London Affordable Rent or

Social rent, allocated according to need and for Londoners on low incomes, 30% as intermediate products which includes London Living Rent and London Shared Ownership, with the remaining 40% to be determined by the borough.

- 9.12 The proposed development would provide 30% affordable housing by habitable room, which amounts to 26 units. The tenure splits would be 60% at affordable rent (15 units) and 40 % (11 units) at shared ownership, calculated on a habitable room basis. This meets the Croydon Local Plan (2018) policy requirements, but as it is not being provided at London Affordable Rent Level, falls short of London Plan's (2021) split requirements.
- 9.13 The application was subject to a viability appraisal at both pre-application and application stages, which has been scrutinised independently by BNP Paribas, as well as by the GLA. They both agree there would be a viability deficit, and it would not be viable to provide an increased amount of affordable housing. It also follows that requiring the affordable rent element to be provided at London Affordable Rent levels would further increase the viability deficit. In these circumstances objection is not raised to the non-provision of the affordable rent element at London Affordable Rent levels.
- 9.14 The Mayor of London's Affordable Housing and Viability SPG states that where developments meet or exceed 35% affordable housing without public subsidy (subject to the tenure mix being to the satisfaction of both the LPA and GLA), such schemes can follow the 'fast track route', whereby they are not required to submit viability information and will only be subject to an early viability review. Public subsidy is available for developments providing at least 35% affordable housing, with the amount of subsidy significantly increased for development with more than 40% affordable housing. The development was tested to determine whether the public subsidy would improve viability, but due to the significant viability deficit, increased affordable housing (even with grant funding) was found to be unviable.
- 9.15 The proposed affordable housing is therefore accepted as no additional affordable housing could be viably and reasonably provided. Early and late stage review mechanisms are recommended to be secured through the S106 agreement to capture any changes (for example increase in house process) which may result in increased affordable housing provision and/or contribution
- 9.16 The scheme has been designed to be tenure blind as far as reasonable possible. All units would be accessed from the main entrance and lobby area, and have access to a single core. Irrespective of tenure, residents would have access to the winter garden, internal soft play area and external amenity area, which is recommended to be secured via condition.

Housing Mix and Quality of Residential Accommodation

- 9.17 Policy SP2.5 of the Croydon Local Plan (2018) states that 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 in a central setting with a PTAL of 4, 5, 6a or 6b to have 20% of the units as three bedroom or larger. 26% (31) of the units

would be three beds or greater, exceeding the policy standard. The provision of family homes is supported.

- 9.18 Policy DM1.2 seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area less than 130 sq.m. There would be a significant net gain (+27) in the number of three bed units and acceptable in this regard. It is noted that the extant planning permission reference 17/00325/FUL resulted in the loss of three of the four three bed units.
- 9.19 All of the proposed residential units meet and many exceed minimum floorspace standards set out in the London Plan (2021). All unit would have private amenity space that meets or exceed Croydon Local Plan (2018) and London Plan (2021) standards.

Level	Unit no	Type	Standard	Size	Excess
1	1	2 b 4p	70	87.9	17.9
2	1	2b 4p	70	87.9	17.9
4 to 9	1	2b 3p	61	62	1
	2	3b 4p	74	88.5	14.5
	3	1b 2p	50	56.2	6.2
	4	4b 6p	99	109.3	10.3
10 to 16	1	2b 3p	61	62	1
	2	3b 5p	86	88.4	2.4
	3	1b 2p	50	56.2	6.2
	4	1b 2p	50	57.2	7.2
	5	1b 2p	50	50.3	0.3
17 to 26	1	2b 3p	61	62	1
	2	3b 5p	86	88.4	2.4
	3	1b 2p	50	56.2	6.2
	4	1b 2p	50	57.2	7.2
	5	1b 2p	50	50.3	0.3

Fig 5 - Unit type and sizes compared against floorspace standards

- 9.18 London Plan (2021) states that developments should maximise the provision of dual aspect units, with single aspect units only provided where it considered to be a more appropriate design solution in order to optimising capacity, and where it can be demonstrated they will have adequate passive ventilation, daylight, privacy and avoid overheating.
- 9.19 There are no single aspect north facing units, with the vast majority of the units being dual aspect. The exact number of single aspect units is debatable, as some units only have a limited secondary aspect (for example where it faces onto a balcony, or the side wall of Impact House). Nevertheless, Officers are satisfied that the applicant has sought to maximise the number of dual aspects homes through the design of the development. Where single aspect or limited dual aspect units are proposed there is a logical reason. For example, in regards to the two units within the south eastern corner of the podium, it is understood that these were provided as outcome of public consultation carried out by the

applicant, as neighbours expressed a preference for being overlooked by residential units rather than commercial units.

- 9.20 The applicant has submitted a sunlight and daylight report that has been carried out in accordance with BRE guidance. 78% of the habitable rooms meet Average Daylight Factor (ADF) standards and 93% of habitable rooms would meet No Skyline (NSL) visibility tests. Whilst these shortfalls are unfortunate, officers accept that this in part comes from a need to optimise the site's potential, the inherent limitations in the site itself (i.e. urban dense location and limited size) and to ensure rational and practical layouts (for example having living space accessing a balcony as recommended by Place Review Panel), which also helping to create a high quality logical and ordered external facade design.
- 9.21 In terms of sunlight, in unit types 1 and 2, which would be located on floors 4 to 26, the main living areas all do not face 90 degrees of due South, and as such would not receive direct sunlight. BRE guidance recommends minimising the number of dwellings whose living rooms face solely north. At the same time it acknowledges that the site's urban environment may impose orientation issues which may not be possible to be overcome. Officers are satisfied that the applicant has sought to limit the number of north facing living rooms, and where they are proposed, it is due to either site restraints and/or need to derive a practical layout. Of the remaining units, all but one of the living rooms would meet sunlight standards, both on an annual and during the winter. The exception is the first floor unit, located within the south eastern corner of the podium, which still receives a good annual standard of sunlight at 21 probable sunlight hours, with the target being 25.
- 9.22 Units have also been tested for overheating using CIBSE TN59 analysis, with compliance achieved for dwellings and corridor spaces for current summer weather, with the development designed to allow for future climate resilience.
- 9.23 A noise assessment was submitted, considering internal noise limits. Mechanical ventilation is required given the measured baseline noise levels. For the worst affected façade faces onto the A232, high acoustic specification glazing would be required, which is recommended to be finalised at latter design stage and secured via condition. The submitted acoustic statement demonstrates with suitable mitigation, the site is suitable for the implementation of the proposed development. There is considered to be no conflict with the Agent of Change Principle.
- 9.24 The proposed units would have good levels of privacy. Whilst there is only a 6m separation distance between the flank elevation of the development and windows on the western flank elevation of Impact House, there are no directly facing windows due to the strategic location of a windowless wall. On the other elevations, the nearest residential window is over 18m away, which is sufficient to ensure good level of privacy for the homes.
- 9.25 11% (13) of units would be Wheelchair User Dwellings and would meet Building Regulations M4(3) and 89% (108) of units would be accessible and adaptable,

and meet Building Regulations M4(2). This is in line with policy and is recommended to be secured by condition.

- 9.26 Level access is provided to shared amenity and playspaces, as well as to residential lobby and associated lifts. The site offers level access routes to wheelchair accessible public transport (including buses, trams and trains), therefore wheelchair users would not be wholly car dependent. Four accessible car parking spaces are proposed at mezzanine level, which would be allocated to future occupiers who are blue badge permit holders.

Private and Communal Amenity Space, and Playspace

- 9.27 All units have access to private amenity space in form of a balcony, which is appropriate sized in line with London Plan (2021) and Croydon Local Plan (2018) policy standards. All balconies would have suitable wind conditions for sitting during the summer.
- 9.28 External communal amenity space is provided at podium level, which has been designed to provide spaces for resting, socialising and exercising. This is supplemented by the provision of a winter garden and gym to provide a balanced offering. The majority of the podium is south facing, with 68% of the external amenity space receiving over 2 hours of sunlight on 21st March, exceeding BRE guidance which recommends a minimum of 50%. The podium level would have wind conditions suitable for sitting during the summer season.
- 9.29 There would be 440 sq.m of child play space provided, which meets Mayor of London's play provision requirement. This would be provided in the form of loop play path, sand pit, active play climbing feature, growing garden and play lawn. In addition 62.5sq.m of internal soft play space would be provided, which is recommended to be secured through condition. A condition is recommended to ensure that the scheme is tenure blind in terms of accessing these spaces.
- 9.30 Overall, the proposed development would provide well-designed homes, which would offer a good outlook, privacy, sunlight and daylight, internal spaces (many of which are generously sized) with rational layouts, private amenity spaces as well as access to high quality internal and external communal areas, which include appropriate child play areas.

Impact on the Appearance of the Site and Surrounding Area.

Principle of Tall Building

- 9.31 Croydon Local Plan (2018) Policies SP4 and DM15, and London Plan (2021) policy D9 are the relevant policies in regards to the consideration of tall buildings. The London Plan recognises that Opportunity Areas are 'London's principle opportunities for accommodating large scale development to provide substantial numbers of new employment and housing'. The site is located within the Croydon Opportunity Area and in an area of high PTAL, and therefore in principle would be one that tall building developments could be considered acceptable and potentially encouraged.

9.32 The Croydon Opportunity Area Framework identifies that the site is in an 'Edge Area'. Edge areas are more sensitive. Tall buildings in Edge Areas may be acceptable where there is limited negative impact on sensitive locations, and that the form, height, design and treatment of a building are of high quality.

Heritage

9.33 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires (at section 66) with respect to listed buildings, that special regard is paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess. With regard to conservation areas (at section 72), it requires special attention to be paid to the desirability of preserving or enhancing their character or appearance. Decision makers must give considerable importance and weight to these statutory requirements. When an authority finds that a proposed development would cause any harm to a listed building or its setting or to the character or appearance of a conservation area, it must give that harm considerable importance and weight in reaching a decision.

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

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

9.35 Any harm to a designated heritage asset, including from development within its setting requires "clear and convincing justification" (paragraph 194). Where the harm is 'less than substantial' it should be weighed against the public benefits delivered by the proposed development (paragraph 196).

9.36 Policy DM18 of the Local Plan permits development affecting heritage assets where the significance of the asset is preserved or enhanced. Policy SP4 requires developments to respect and enhance heritage assets, and Policy DM15 permits tall buildings which relate positively to nearby heritage assets.

9.37 The setting of a heritage asset is defined in the NPPF as 'The surroundings in which a heritage asset is experienced'. This includes views of the asset and its positioning within the wider townscape.

9.38 The site is not in a conservation area and there are no heritage assets on the site. However, it is in a sensitive location close to a large number of important heritage assets (including some of Croydon's oldest buildings) and the scale of the proposed building is such that it would be visible over a wide area. Consequently it would have an impact on the setting of various heritage assets and would detract somewhat from the character of Croydon's historic centre. The main impacts are detailed below. The designated assets considered to be affected by officers would be Croydon Minster (Grade I listed building), Croydon

Minster Conservation Area, Wrencote (Grade II* listed building) and the Central Croydon Conservation area.

- 9.39 In all cases, the harm would be less than substantial, and generally minor. However, it is important to note that some of the affected assets have high or very high level of significance and play a key role in Croydon's townscape and historic character.
- 9.40 The Heritage, Townscape and Visual Impact Assessment submitted with the application adequately illustrates the likely visual impact. The assessment includes verified views which were agreed with Council officers at pre-application stage.
- 9.41 Historic England were consulted on the application. They have confirmed that they do not wish to offer any comments, and advise to seek the views of your specialist conservation advisers. In line with this, the conservation officer has reviewed the submitted documentation, and her assessment of the proposals heritage impacts aligns with that set out in this section.

Croydon Minster and Croydon Minster Conservation Area

- 9.42 The Minster is a Grade I listed building of very high historic interest and community value. It marks the historic core of the old town and is prominent in its locality, and in key long views. The Croydon Minster conservation area contains various other important buildings – notably the Old Palace School (also grade I).
- 9.43 The view of the Minster from Rectory Grove is particularly important as one of only two views where the full tower elevation can be seen. The street was laid out specifically to align with the Minster and is an important part of its setting. The view allows the full tower elevation and an uninterrupted silhouette to be appreciated. It is identified as a key view in the Croydon Minster Conservation Area Appraisal. As illustrated in view 1 in the HTVIA (reproduced below), the development would be directly behind the Minster tower in this view and would be visible at the side, disrupting the silhouette. However, the bulk of the proposed building would be behind the tower and it would not protrude above the tower or interfere with the view of the pinnacles. The proposed building would be visible in other incidental views around the conservation area (as illustrated in views 2 and 3A in the HTVIA) where it would be out of scale with the historic townscape. It would add to the cumulative impact caused by various existing and consented tall buildings in the area, but would not be particularly dominant or intrusive. Any impact on views of the Old Palace School would be negligible.
- 9.44 Overall the development would cause some harm to the significance of Croydon Minster and the Croydon Minster Conservation Area. The impact on the view of the church from Rectory Grove is the main concern. The harm would be less than substantial and minor.



Fig 6 – Verified render views left Image - showing proposed impact (development visible on left hand side of Minster) and right image – showing cumulative impact.

Wrencote House

9.45 Wrencote is a Grade II* listed building on the High Street and close to the site. It is one of few early 18th century buildings surviving in the town centre. Its historic context is largely lost but it retains its relationship to the high street and this is an important part of its setting. The existing building on the application site and other buildings on that stretch of the street are complementary to Wrencote in that they are of a similar scale and provide consistent frontage along the street. The proposed development would alter this. The detailed design of the proposed building is well considered and care has been taken to ensure the development addresses the High Street and continues the established street frontage. However the scale and height mean it would appear very dominant and overbearing in views of the group, and would have a harmful impact (illustrated in views 11 and 12 of the HTVIA – view 12 reproduced below.) Harm to the significance of Wrencote would be less than substantial, and relatively minor given that the existing townscape setting is very mixed and there are already a number of large modern buildings in the vicinity which are quite dominant.



Fig 7 – Existing and Proposed Verified Rendered View looking north.

Central Croydon Conservation Area

9.46 Central Croydon Conservation Area is the commercial and civic heart of Croydon. Its street layout is largely medieval in origin and it retains much of its plan form and historic fabric. The layout and scale of buildings, townscape character and street views are important aspects of the area's significance. Surrey Street is of particular importance as a historic market street with buildings from the 17th, 18th, 19th and 20th centuries.

9.47 The proposed development would be visible from some locations in the conservation area above and behind historic buildings, and would be incongruous due to its scale and form (illustrated in views 4a, 4b, 5 and 7 in the

HTVIA). These streets retain much of their historic character and the scale and form of buildings are very consistent. In most cases there aren't any existing tall buildings visible in the background. The proposed development would alter that and would detract from special character of these streets. There are other proposed/consented buildings (Leon House Quarter development) that would also be visible in some views if built, so there would be a cumulative harmful impact. (This is well-illustrated in the HTVIA).

9.48 The greatest impact would be to the view along Surrey Street, shown in view 7 of the HTVIA and reproduced below. The proposed development would terminate views along this important street and would be very prominent and conspicuous at the centre of the view. If other consented developments are built there would be a cumulative impact, but this proposal would be the most harmful as it is closer and in the middle of the view.



Fig 8 – Verified Rendered View Looking Along Surrey Street with Cumulative Development Shown.

9.49 The harm to the significance of the conservation area as a whole would be less than substantial and relatively minor, but with a more noticeable visual impact in some locations (e.g. Surrey Street).

9.50 There are a large number of listed and locally listed buildings in the conservation area, but no specific adverse impacts to any of these have been identified. View 6 in the HTVIA shows that the development would be minimally visible in views of the Town Hall and clock tower (listed grade II). This is not considered to be harmful. The proposed building would be prominently visible in view 5, which is taken from outside the Whitgift Almshouses (grade I listed), but this is not a principle view of the Almshouses, and the new development would some distance away from them.



Fig 9 – Verified Wireline View Showing Proposed Development from in front of Town Hall.

Chatsworth Road Conservation Area

9.51 The proposed development would be visible from parts of Chatsworth Road Conservation Area – a residential area of late Victorian houses. Large buildings are already an established part of the context as illustrated in View 10 of the HTVIA. The proposed building would be some distance away and would not be particularly dominant or intrusive. Any adverse impact would be negligible. The character and appearance would be preserved.

Harm and Public Benefits

9.52 The proposal would not have any direct impact on the fabric of any heritage assets, but it would cause harm to the significance of four important heritage assets.

9.53 It is possible that a much smaller development (or no development) may avoid harm to heritage assets, but that would not deliver the scheme’s benefits in terms of housing, and although not tested, is reasonable to conclude a lower quantum of affordable housing. In addition, the development has attempted to minimise its harm through effective massing choices and being of a high standard design that has clear contextual narrative. Officers are satisfied that the benefits of the proposal could not be achieved, without that level of harm.

9.54 Having concluded that the scheme gives rise to “less than substantial harm” it is necessary to weigh that harm against the public benefits. As set out above, a reduced scheme in the various scenarios described above would be less beneficial in terms of affordable housing delivery. Therefore, the public benefits weighed against the scheme are as follows:

- the delivery of a significant quantum of housing, and contributing positively to the borough’s housing stock; and
- a significant proportion of affordable housing, and

- improved public realm through widening of pavement and planting of three trees.

9.55 Officers are of the view that those public benefits would outweigh the less than substantial harm (even after giving great weight to heritage assets conservation) caused to the various heritage assets. Officers are satisfied that the approach adopted by the applicant in terms of design, heritage and townscape is sound and can be supported.

Height

9.56 The proposed scheme comprises a 29 storey tower on a corner site fronting onto the High Street. A 3 storey podium at the base leads to a visual break on the 4th storey which separates the podium from the 25 storey tower above. The visual proportions of the podium are designed to respond to the high street, whilst the tower complements the surrounding taller buildings.

9.57 The site is located in an emerging cluster of tall buildings within the Edge Zone. There is existing 21 storey Leon House, 16 storey Impact House, the 35 storey development at former Taberner House and 25 storeys at Wandle Road Car Park (both of which are under construction). In addition there are two tall buildings which are approved as part of the Leon House development, which are 20 and 31 storeys. There is also a 33 storey tower proposed at 4 to 20 Edridge Road, which has a resolution to grant from planning committee, subject to S106 agreement, that is currently being negotiated. The proposed height of the development would align and form part of coherent skyline within this part of Croydon.

Massing Approach

9.58 The development utilises a three storey podium level, with a recessed visual fourth floor level, which separates the podium from the 25 storey tower above. This allows the development to successfully balance its relationship at different scales.

9.59 At street level, the development has a distinct three storey podium element that responds both to the mass and proportions of the High Street. This allows it to successfully integrate into the more immediate high street setting, whilst also forming an appropriate base for the tower element. The fourth floor level is heavily recessed, which helps emphasis the form of the podium and provides a visual break to the tower. Difference between the tower and podium is also achieved, through the curved form of podium which is taken from the existing building, and its contrast with the more rectangular form of the tower.

9.60 The tower has a more slender form than the podium, particularly at its southern end where it staggers in. This narrowing of the form helps balance its mass, preventing the development being overbearing on the high street, as well as to the Grade II* listed Wrencote House in views from the south. The narrowing allows a more successful transition between the taller townscape of this section

of Croydon and the more modest scale of the high street to the north. The stepped form helps increase the number of dual/triple aspect homes within the scheme. The squarer bulky form at the northern end, is responsive to the building line, and viewed more commonly in the context of other taller elements of surrounding developments and appropriate.

Elevational Design

- 9.61 The elevational approach to the building's design aligns with the approach taken in regards to massing. The concept of the design is to create a building of two elements, which are visually distinct, but related through form. A podium that responds to the architectural language of the high street condition through its façade articulation and materiality, and a tower responding to the wider Croydon townscape. The tower's design seeks to draw upon and articulate a contemporary reinterpretation of the mid-century heritage of Croydon in its expression. This is articulated robustly on the façade both in form and materiality, and is distinct from surrounding design approaches, to give the building its own identity within this cluster.
- 9.62 The elevational concept has taken particular inspiration from the uniform gridded articulation of neighbouring Leon House, whilst evolving its principles to create a domestic and crafted residential typology, which reflects the mid-century heritage. Each elevational plane is visually outlined by a bold frame with the finer grid articulation within. The framing helps to provide visual slenderness and macro articulation. The grid is recessed within the frame and expressed as thin structure elements. Each grid module has a uniform response to form. The current design uses interlocking fins in a herringbone form to create areas of solid, which surround standard openings for fenestration or balconies. Both at a macro and micro scale the continued development of depth, angled and faceted forms within the façade would complement the subtle neutral tones of the proposed materials by adding texture through light and shadow.
- 9.63 The tower has a flat roof, responsive to general flat roof design of surrounding tall buildings, with its mass alleviated through staggering of the façade form.

Public Realm

- 9.64 The site with its limited footprint provides limited opportunities for public realm improvements. At early stages of the design of the development, options that explored recessing the building back at lower levels in order to create greater pavement width were considered. However, these were unsuccessful as they prevented the podium responding appropriate to the more back of the pavement form of the high street, whilst also limiting the ability to provide sufficient space for the tower.
- 9.65 The principle improvement to the public realm would be at the corner, where the pavement width would be increased and three trees planted. This would help improve both visual amenity and pedestrian environment, whilst also helping the function of the development with the main entrance/exit being located at this point. This would also help improve connectivity between the high street and new development emerging to the East, and other infrastructure beyond. The

proposed trees species are appropriate for both this environment, as well as the function that they need to perform as wind mitigation. Provisions for further improvements to the surrounding public realm on High Street are to be included in the s.106 agreement and recommended conditions.

- 9.66 Given the limited opportunities within the site, given its small footprint and active frontage, a financial contribution to Public Art is recommended to be secured through the S106 Agreement.

Designing Out Crime

- 9.67 The proposal was considered by the Metropolitan Police Service's Designing Out Crime Officer, who advised that the site is in a high crime area, and identified potential concerns. Some of those concerns, for example the recessing of the front entrance, have begun to be addressed by the applicant. The Designing Out Crime Officer has confirmed that with few changes Secure By Design accreditation could be achieved, and that this could be done via condition. Such a condition is recommended.

Impact on Neighbouring Properties' Living Conditions

Daylight and Sunlight Impacts

- 9.68 The applicant has submitted a sunlight and daylight study that tests the scheme against guidance contained with BRE's 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' End Edition, 2011'. See Appendix 2 for BRE sunlight and daylight definitions. The assessment measures the impact of the development on the following properties; Impact House, 90 to 94 (even), 100, 106 to 108a (even) and 110 High Street.
- 9.69 Mayor of London's Housing SPG states the following: "Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time
- 9.70 The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."

9.71 Given the site is located in an area of High PTAL, located within the Croydon Opportunity Area, and in an area that features tall buildings, with further planned through site allocations as well as consented, it is an area in which the provision of a high density residential led development is generally encouraged in order to optimise housing delivery. It is a location therefore in which it is considered appropriate to set alternative target values.

9.72 In order to aid assessment of the impact of the development on neighbouring properties' light conditions, the following categorisation has been used.

Significance	Ration reduction of former value
Negligible	1.0 to 0.8 (i.e. more than 80% former value)
Minor Adverse	0.7 to 0.8 (between 70 to 80% of former value)
Moderate Adverse	0.6 to 0.7 (between 60 to 70% of former value)
Major Adverse	less than 0.6 (below 60% of former value)

Impact House

9.73 302 windows were tested in relation to VSC. 156 of which had a score below 27%. The distribution of those scores are shown below:

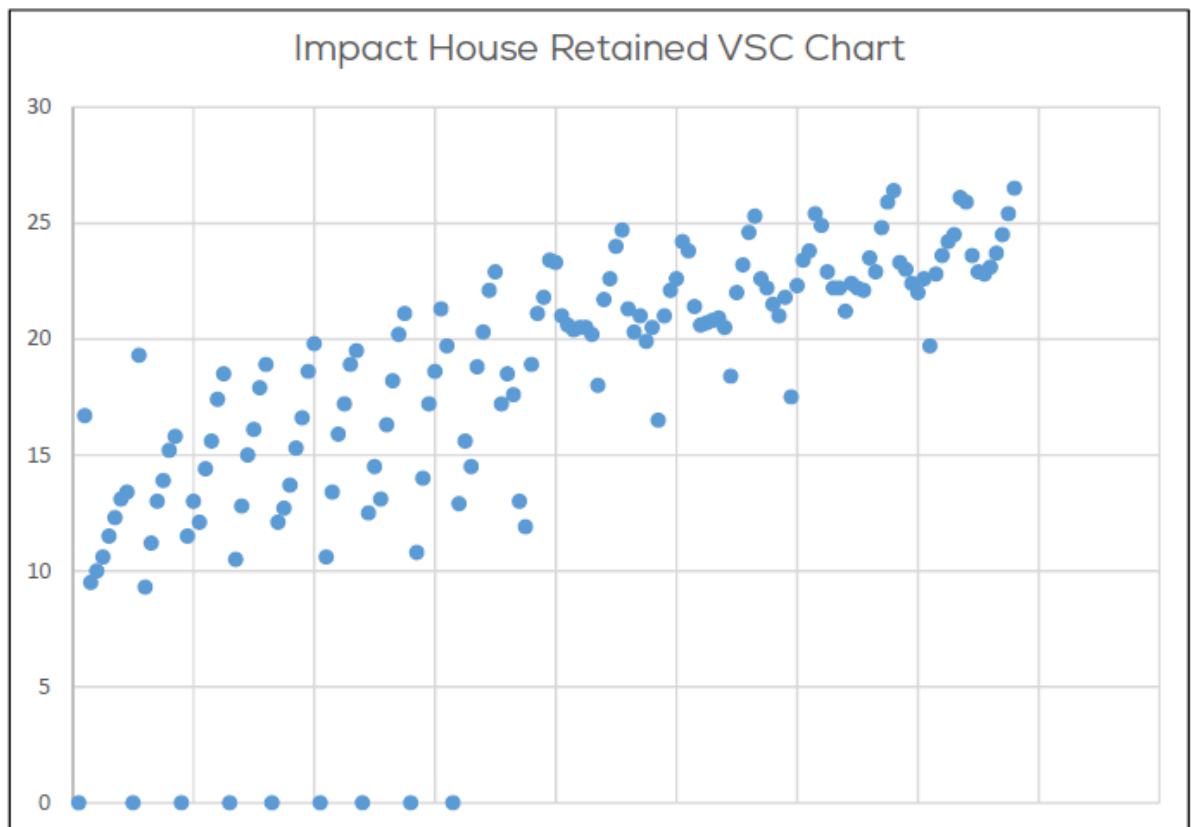


Fig 10 – Retained VSC score on Impact House

9.74 In terms of VSC ratio reductions, the results of the development on Impact House are as follows:

Vertical Sky Component – VSC

No. of Windows	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
302	146	2	61	93

9.75 The applicant has quoted a GLA Representation Hearing Report (GLA Ref: GLA/3776a/03) which noted that; “the 27% VSC recommended guideline is based on a low-density suburban housing model and in an urban environment it is recognised that VSC values in excess of 20% are considered as reasonably good, and that VSC values in the mid-teens are deemed acceptable.” Officers consider that the lowest value that could be classed as mid-teens is 15% and is considered a reasonable alternative value target to set given the location of the site and benefits derived by the development. Using this as alternative target, 40 windows would fall below the proposed alternative value target.

9.76 The BRE guidance states that “a larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it”. The applicant argues that for 29 of the 40 windows that fall below the alternative VSC target, these are partially impacted by the 10 storey form of the western element and/or the existing mass of Wrencote House, that both act like projecting wings. In addition, two further impacted windows are located at ninth floor level with the balustrade/parapet of the roof terrace playing a significant contributing factor to these windows performance. Whilst the proposed development would have a significant impact on these 31 windows, in the context of the proposed developments’ location and need to optimise housing delivery in sustainable locations, giving weight to the public benefits the development provides and given the argument placed forward regarding the wing form, the impact on these windows in terms of VSC, on balance is acceptable.

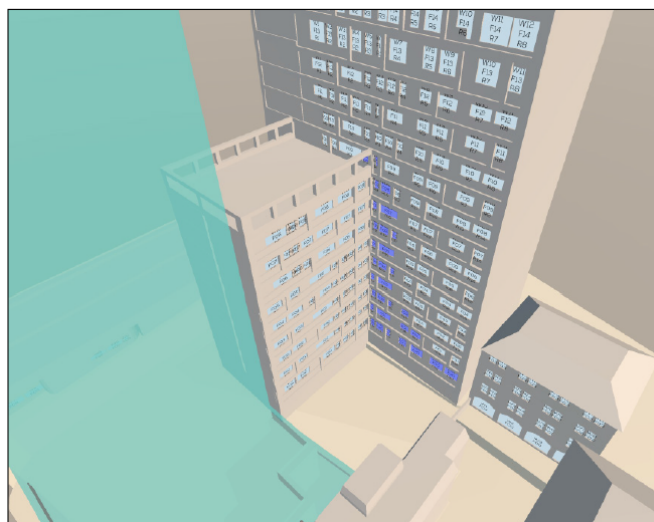


Fig 11 – Windows on Impact House which would have a retained VSC below 15% shown in Purple.

9.77 Nine remaining windows which fall below the alternative target value are located on the façade of Impact House closest to the proposed development. All these windows are major failures, with resulting VSC values of 0. Impact House was converted from office space to residential units under Prior Approval (ref 15/02723/GPDO), with exception of the sixth to eight levels of the eastern and

western wings, which were added under planning permission (ref 16/04750/FUL). The relevant part of the approved layouts of both approvals are shown below:

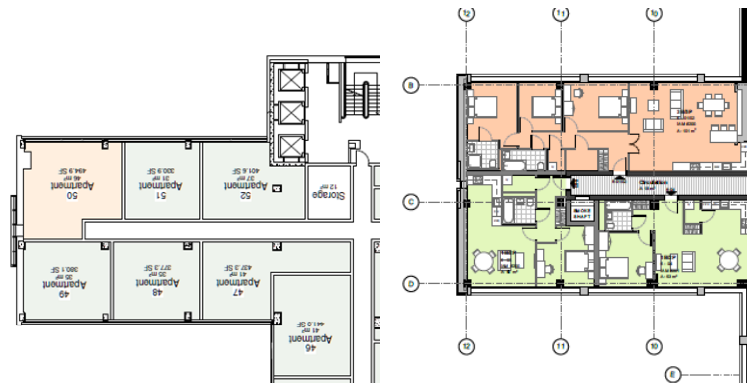


Fig 12 – Left – Floorplan approved under GPDO 2015 application (note limited details needed for GPDO) Right – Floorplan approved under 2016 planning permission

9.78 Under the relevant permitted development regulations daylight and sunlight amenity was not a valid consideration, nor the layout of the units. The developer of this site appears to have given little consideration to protecting the amenity of future residents of their scheme by considering the future development of neighbouring sites when designing their layout. The placing of habitable bedroom windows on a secondary flank elevation whose only source of light is over neighbouring land, and from windows which are unneighbourly by virtue of their close proximity to the boundary, is poor design. It is common that light condition for windows located on a flank elevations to be given less weight and low protection in planning decisions. So whilst the impact of the proposed development on the light and outlook of bedrooms within Impact House is extremely high, it is not considered reasonable to limit the development potential of this site on this basis. Given those windows on sixth to eighth floor are secondary windows, the impact of the development on these windows light is acceptable.



Fig 13 – Windows on Impact House highlighted closest to the development.

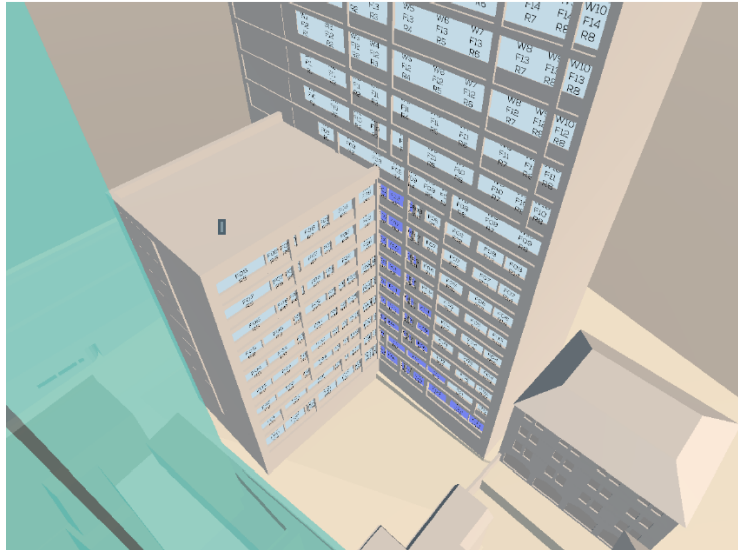


Fig 14 – Windows on Impact House which would have a retained VSC below 15% shown in Purple.

9.79 In regards to NSL, 172 of the 220 (78.2%) rooms assessed are BRE Compliant. A summary of the result are shown below. From the 48 failing rooms, 21 are living/kitchen/dining rooms. For the 27 rooms which are bedrooms, where their primary purpose is sleeping, it is considered appropriate to apply flexibility especially given the site’s location. Refusal is not recommended on the basis of the impact of the development on these bedrooms. Of the 21 living/kitchen/dining rooms, only 4 would be major fails (greater than 40% reduction), but these rooms would retain in excess of 49%, which on balance is acceptable given the site’s location. In conclusion, giving weight to the public benefits the development provides and given the argument placed forward regarding the wing form, the impact on Impact’s House daylight, on balance is acceptable.

No Sky Line - NSL

No. of Rooms	BRE Compliant	20% to 30% Reduction	30% to 40% Reduction	40%+ Reduction
220	172	22	6	20

Fig 15 – NSL reductions for Impact House.

9.80 In terms of sunlight, all but twenty windows would pass BRE guidelines. Seven of these serve rooms, which have access to another window, and as result would receive adequate sunlight. Six of the twenty windows are located on the western façade of the development closest to the boundary, which as explained above, it is considered unreasonable to refuse planning permission on the basis of loss of light. Four of the twenty window would only experience minor adverse changes of no greater than 27.6%. The remaining windows are located on ninth floor level facing onto the terrace, and their poor performance is attributed to architectural features of Impact House, including heavy recesses and terrace parapets. The impact of the development on Impact Houses sunlight is acceptable.

90 to 94 High Street

9.81 All windows within 90 to 94 High Street would retain VSC in excess of 20%. They would experience a minor ratio reduction between 20.2% and 28.3%. The affected rooms would be fully compliant in terms of NSL. Due to the angle that

the windows face, BRE sunlight tests do not apply. The development has an acceptable impact on light of 90 to 94 High Street.

100 High Street

9.82 All but two windows, which are located at first floor level, would achieve a target VSC value of 15%. The remaining windows would receive a VSC value of between 14 and 15%, with a ratio reduction of between 40 to 43%. The impacted windows are based on plans submitted in connection with 2016 planning permission understood to be bedrooms. In terms of NSL, the first floor bedroom is a minor fail, with ratio reduction of 25.2%. Due to the angle that the windows face, BRE sunlight tests do not apply. Given these are bedrooms where a lower standard of light can be appropriate, the development has an acceptable impact on light of 100 High Street.

9.83 The applicant has also considered the Cumulative Impact if Edridge Road development reference 18/06069/FUL is approved and built, with VSC values upwards of 13.1%, with minor NSL failure increasing to 26.8%. These values are acceptable given that they serve bedrooms.

106 108 High Street

9.84 All windows would receive over the alternative target value of 15%. In terms of NSL, the proposal is compliant. Due to the angle that the windows face, BRE sunlight tests do not apply.

9.85 In the cumulative scenario, all windows would retain in excess of 15% VSC, with the exception of two windows in 108 High Street. These retain 13.5% and 14.8%, however the rooms which these windows serve benefit from mitigating windows and as such would still receive good levels of light. The proposal would remain compliant in NSL terms. The impact in a cumulative scenario is acceptable.

110 High Street

9.86 The proposal is fully BRE compliant in the proposed scenario. In the cumulative scenario, all windows retain VSC above the alternative target value, with significant impact coming from Edridge Road development. In terms of NSL, two would have minor adverse impact with reduction of between 20 to 21%. Sunlight tests are not relevant due to the angle at which the windows face. The proposed development would have an acceptable impact on light of 110 High Street.

9.87 The proposed development would not have an unacceptable impact on the light and working conditions of surrounding commercial units.

Outlook, Privacy, Noise and Disturbance

9.88 In general, and with exception of the windows on the western flank elevation of Impact House closest to the development, there would be very good separation distances of over 18m. This would ensure good outlook and privacy would be maintained for neighbouring properties' windows.

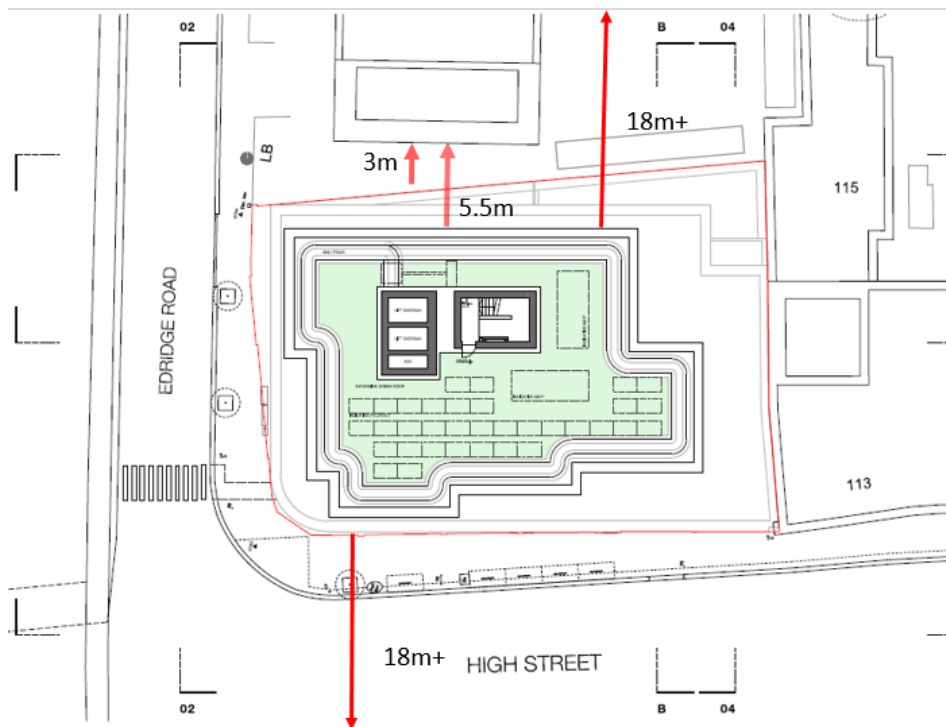


Fig 16 – Approximate separation distances

- 9.89 In terms of the habitable room windows on Impact House located on the western flank closest to the development, the windows at first and second floor level separation distance would be reduced to approximately 3m. On floors three to eight due to the more recessed form of the tower, the separation distance would increase to approximately 5.5m. This separation distance whilst small is not uncommon between windows located on flank elevations. Whilst there would be a significant loss of outlook to these windows, given the direction they face and the impacted windows close proximity to their own boundary, it would not be reasonable to refuse planning permission on this basis. There are no windows at ground floor level on Impact House.
- 9.90 In terms of privacy, there are no windows on the development at first and second floor levels at the point closest to Impact House. At podium (third floor) level there would be opaque glazing and a 1.6m privacy screen, both of which are recommended to be secured by condition. On the upper levels, there is a section of blank wall in the area immediately in front of the relevant window on Impact House which prevent direct overlooking, with the other windows set off at angle which limits natural views. At ninth floor level and above, the development would overlook external communal roof top amenity space located on top of the western wing of Impact House. The views of this space from the development are acceptable given that it is a communal external amenity space and already overlooked by windows in Impact House.

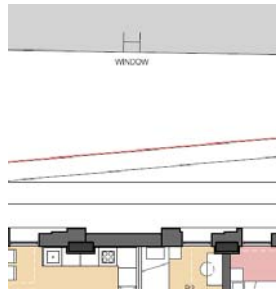


Fig 17 – Impact House window relationship to blank wall of development/openings.

Noise

- 9.91 The proposed flexible A1/A2/B1 uses at ground and mezzanine level due to their limited size would not through their direct operation cause a significant increase in noise disturbance, given they exit straight onto the high street and that they replace similar type of uses.
- 9.92 There is potential for the B1/D1/D2 flexible use units located at first and second floor level due to their size and potential nature of the use that includes crèches and gyms, to cause disturbance to both units within the development and to adjacent neighbouring properties if they are not sufficiently managed and controlled. A condition restricting opening hours between 7am and 11pm, a condition requiring noise and service management plans to be submitted and to restrict noise from plant and machinery are recommended. Noise impacts during construction are also recommended to be mitigated by condition. Overall the proposed development, subject to conditions, would not have a significant impact on neighbouring amenity.

Impact on Surrounding Environment

Wind

- 9.93 A wind tunnel assessment of the impact on local wind conditions has been undertaken. This has included testing wind conditions in the existing situation, with consented cumulative surrounding building in place, as well as those schemes with resolution to grant (namely 4 to 20 Edridge Road and Leon House) in place. Please note Leon House has not been granted at the point the wind tunnel test had been carried out.
- 9.94 In the baseline scenario, i.e. present conditions without the proposed development, during the windiest season, wind conditions would be suitable for sitting and strolling uses in both the existing site conditions and as well as with already consented/resolution to grant development surrounds scenario.
- 9.95 Without wind mitigation measures, as a result of the proposed development wind conditions would be windier from the junction of Edridge Road up to the entrance of Impact House, with strolling and walking conditions being more prevalent than under the two baseline scenarios. Also significantly, there would also incidences of unsafe wind conditions for pedestrian and cyclists on Edridge Road adjacent to the proposed main entrance and slightly to the West of the site.

9.96 To address this safety issue, and to ensure wind conditions are more comparable to existing conditions, the applicant has altered the design of the building by proposing to install a pergola at podium level, reducing the size of the recessed lobby and inserting fin on the eastern elevation. Critically, three 6m high evergreen trees are required to be installed on the pavement on Edridge Road. Further discussion on the merits of these trees and necessary alterations to the public realm/highway are discussed in the design, highway and tree sections of this report respectively.

9.97 With the mitigation measures outlined above, wind conditions would be similar to existing, with sitting/standing conditions, with only isolated strolling conditions on surrounding pavements. All safety concerns would be resolved, with exception of one occurring on the flyover, where pedestrian are not present and cycling is not advised. It is important to note that this safety concern does not appear to be caused by the development itself, but cumulative impact of previously approved developments. The proposed development would not cause wind conditions which are considered unsuitable for the intended use or which would pose a risk to public safety.

Contamination

9.98 A phase 1 Geoenvironmental desk study report was submitted with the application. The submitted report concludes that the overall risk rating for the site is assessed as being low/moderate, with further site investigation and potentially mitigation required. This is recommended to be secured via condition.

Air Quality

9.99 The site is in an Air Quality Management Area (AQMA) and is located adjacent to the A232, where exceedances of the National Air Quality Objective for NO₂ often occur. An Air Quality Assessment has been submitted and is recommended to be secured via condition. With the limited number of car parking spaces and proposed energy generated through Air Source Heat Pumps, the development would have an insignificant impact on local environment air quality. In terms of Transport Emission and Building Emission the development would be classed as Air Quality Neutral, in line with policy. The main air quality impacts would be from construction, which can be appropriately mitigated through routinely used methodologies, secured through condition.

9.100 The development would be mechanical ventilated, and subject to intakes and exhausts being located in appropriate locations, as set out in the submitted Air Quality Assessment. This would ensure appropriate air conditions within the homes. These recommendations are recommended to be secured by condition. A contribution towards air quality improvements to mitigate against non-road transport emissions is recommended to be secured via the S.106 agreement, and a condition is recommended to ensure that the construction impacts on air pollution are mitigated

Flooding

9.101 The site is located in Flood Risk Zone 1 as defined by the Environmental Agency, where the annual probability of fluvial and tidal flooding is classified as less than 1 in 1000 years. In terms of surface water, the site has a very low

classification, which corresponds to annual probability of flooding less than 1 in 1000 years. The street to the front of the site is at low risk of surface flooding, which corresponds to annual probability of flooding less than 1 in 100 years.

9.102 The existing site is fully built over and containing impermeable surfaces, as such all surface water flows directly into the mains. The proposed development is proposing to use green roof systems on the top floor, podium level and on small area at rear first floor level. Attenuated storm water would be stored under the building and discharged at a controlled rate into the surface water drain. It is not possible to directly infiltrate into the ground, and therefore the proposed SUDS method is appropriate, and would be a significant improvement on the existing situation. The proposed drainage strategy has been reviewed by the LLFA, whom raise no objection. A condition is recommended to ensure compliance with the stated SUDS strategy.

9.103 Thames Water were consulted on the application, and have recommended a condition in regards to piling. They have also provided further comments which are recommended to be added as an informative.

Light Pollution

9.104 An exterior lighting strategy has been submitted which is appropriate and would ensure that the development would not cause excessive light pollution. The exterior lighting strategy is recommended to be secured via condition.

Sustainable Design

9.105 Policy SP6.2 requires new development to minimise carbon dioxide emissions, including that new dwellings (in major development proposals) must be Zero Carbon. As a minimum a 35% reduction in regulated carbon emissions over Part L 2013 is required, with the remaining CO₂ emissions to be offset through a financial contribution. The policy also requires major developments to be enabled for district energy connection unless demonstrated not to be feasible.

9.106 The scheme is expected to achieve at least a 35% reduction in regulated carbon emission and up to 40% through a combination of energy demand reduction measures and the heat network. The remaining regulates CO₂ emission shortfall would be covered by a carbon offset payment which would be secured through a S.106 Agreement.

9.107 A 10.8% carbon emission reduction would be achieved through the use of passive and energy efficiency measure, exceeding the 10% minimum required by the GLA. For non-domestic areas a 19.5% reduction is achieved through the use of passive and energy efficiency measures, exceeding the 15% minimum required by the GLA.

9.108 Roof mounted photovoltaic panels and use of roof mounted Air Source Heat Pumps and a Water Source Heat Pump for space heating, domestic hot water and water based chillers in non-domestic areas. Use of domestic areas this would achieve a further 46.8% carbon emission reduction. For non-domestic areas a further 27.5% reduction is achieved.

9.109 In total for residential areas the development would achieve a 57.7% reduction compared over Part L 2013, non-domestic a 47% reduction compared over Part L 2013 would be achieved. A total of 1376.9 Tonnes of CO2 would be required to be offset, which would be secured through a s.106.

9.110 Whilst no district heating networks currently exist, the site is in an area where one is planned. The applicants have made allowances within their design to allow future connection to heat network, by creating a centralised single energy centre that would serve the apartments, amenity spaces and commercial units. A single point of connection has been allowed for at mezzanine level, including plant space for a metering rig. A s.106 obligation is also recommended requiring connection to the District Heating System if the council has appointed an operator before commencement on site, or a feasibility into connection to a future system on first replacement of the heating plant. On this basis, the proposal is acceptable.

Water Use

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

Biodiversity

9.112 Policy G5 of the London Plan (2021) states that major development proposal should contribute by including urban greening. The London Plan set outs that borough's should develop their own urban greening factor, but in the interim suggest a target score of 0.4 for developments which are predominantly residential. Policy G6 of the London Plan (2021) sets out proposals should manage their impacts on biodiversity and aim to secure net biodiversity gain.

9.113 The site at present has little biodiversity value, with it almost fully taken up with either built form or hard landscaping. There is no existing greenery to retain on the site. A sedum roof would be provided at rear first floor level and at the top of the tower. At podium level an intensive green roof would be provided, with a range of planting, including sedum shrubs and perennial planting, small multi-stem trees and communal growing beds. All paving would be permeable. The development is estimated to achieve an urban greening score of 0.365. It should be noted that this does not include the trees that would be planted in the public realm. Whilst the development falls marginally below the urban greening target for residential developments, this is justifiable given the site restraints that limits the potential for further urban greening and given the extremely poor existing condition of the site.

Transport, Parking and Highways

Parking

9.114 The site has a Public Transport Accessibility Level of 6b (best), and is close to a wide range of facilities and services. This section of the High Street is located within the Central Controlled Parking Zone. The provision of car free development, with exception of disabled parking space is supported. Residents'

eligibility for parking permits is recommended to be restricted through legal agreement.

9.115 Four designated disabled person parking spaces are proposed at Mezzanine Level to the rear of the building. This provision complies with London Plan (2021) Policy T6.1 Residential Parking that requires 3% of dwellings to be provided with one. The policy requires it to be demonstrated how a further 7% could be provided in the future. The applicant has looked at existing on street provision and notes that twelve blue badge spaces are available in three car parks within 280m of the site, and 10 on street within 200m. Given the existing capacity, the requirement to demonstrate how further provision could be provided through a parking management plan condition is not considered necessary. No objection is recommended to be raised in this regards.

9.116 All four parking spaces would be provided with active electric vehicle charging provision which exceeds London Plan (2021) requirements. This is recommended to be secured via condition.

Cycle Parking

9.117 A total of 210 long-stay and 4 short-stay cycle parking spaces for residents, plus 17 long-stay and 8 short stay cycle parking spaces for the commercial use is proposed, which complies with policy requirement set out in the London Plan (2021). The cycle parking design has been revised to accord with the London Cycling Design Standards. Shower and changing facilities are also provided within the commercial units.

Deliveries and Servicing

9.118 A draft delivery and servicing plan was submitted with the application. Smaller delivery vehicles would be able to access the site from Edridge Road and a space is provided for them within the car park, with larger deliveries and servicing is proposed to take place from the High Street. It is estimated that 80% of all vans would be able to access the rear service bay. Larger vehicles are unable to enter the site due to headroom requirements. A concierge service would be provided for residential use to reduce the impact of deliveries. A condition is recommended to secure final delivery and servicing strategy.

Pavement/Junction Changes

9.119 Preliminary design drawings alongside a stage 1 Road Safety Audit have been submitted for the proposed creation of new access point and for the widening of the pavement. This has been reviewed by the Highways team who are satisfied that the proposed development and associated changes to the highway would not cause harm to pedestrian and highway safety. TFL have also confirmed that they consider the junction alteration to be acceptable, and would not cause unacceptable bus delays.

9.120 The proposed widening of the pavement both at the junction and along Edridge Road would enhance the public realm and offer an improved pedestrian

environment. The proposal would also by utilising improvements made to highway design, would also improve the visibility and usability of the cycle lane. The proposed changes to the highway would promote sustainable modes of transport.

Waste and Recycling

- 9.121 Separate commercial and residential refuse provision is provided with the development, with the latter easily accessed via the main lobby. A bulky waste storage area has also been provided. The level of waste and recycling provision is in line with council's guidance. As set out in the draft waste management plan, on site management would assist waste collection operatives to ensure bins can be collected efficiently. There are some minor inaccuracies and clarification required in regards to waste management plan, such as frequency of collections, and such a final waste management plan is recommended to be secured by condition.
- 9.122 Policy SI 7 Reducing waste and supporting the circular economy of the London Plan 2021, requires referable application to promote circular economy outcomes and aim to be net zero-waste. This includes reusing/recycling of material from demolition, how the design and construction would reduce material demands and how waste/recycling would be managed as much as possible on site, adequately stored and managed in accordance with the waste hierarchy. The applicant has submitted a circular economy statement that sets out how the development would and could meets these objectives. A condition is recommended requiring both the compliance with the recommendations set out in the report, and the submission and approval of the post completion report.

Sustainable Transport

- 9.123 Given that the development would be car-free, increased walking, cycling and public transport use is expected. The impact of additional development within the Croydon Opportunity Area, including the proposed development, is expected to require upgrades to existing services and therefore a sustainable transport contribution is to be secured in the s.106 agreement to mitigate the impacts of the development and secure improvements to include highway, tram or bus infrastructure.
- 9.124 A Healthy Streets Transport Assessment (TA) including Active Travel Zone (ATZ) assessment has been submitted to support the application in line with TFL's guidance.
- 9.125 In order to ensure that the identified modal shift is adequately supported, and barriers to uptake of more sustainable transport modes can be addressed, a Travel Plan and monitoring for three years is to be secured through the s.106 agreement.

Other Planning Issues

- 9.126 In line with policy DM16 of the Croydon Local Plan (2018) a health impact assessment was submitted which identifies that the proposal would provide high standard of housing, which helps promote sustainable travel through the provision of policy compliant cycling offer and due to its appropriate location and would minimise car usage, would reduce flood risk through the intergration of SUDS, has good access to health, social and retail facilities, open space, and would be environmentally sustainable. Local employment opportunities would be secured through the S106. The proposal complies with Policy DM 16.
- 9.127 London Plan (2021) Policy D12 Fire Safety requires all major developments to be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. The applicant has supplied a Fire Strategy Report dated 24th November 2020, produced by AESG. The Fire Strategy outlines measure such as specification of fire detection and alarm, units would be fully sprinklered, and both lifts provided would be fitted with fire curtains to prevent smoke entering into the flats. There would be a defend in place evacuation strategy, which is designed to work holistically with the compartmentation and common corridor ventilation system. The statement also identifies further reviews at detailed design stage. The report outlines fire safety consideration in relation to materials. It sets out fire service access arrangements, including protected routes that achieve 120mins fire resistance, provision of firefighting stair and two firefighting lifts. Wet riser would also be provided. As with all developments, the matter of fire safety compliance is covered by Part B of the Building Regulations. For the purpose of planning, Fire safety has been sufficiently considered at an early stage in the design of the building, which would help ensure compliance at Building Regulation stage.
- 9.128 A TV and Radio Signal assessment has been submitted with the application. The study concludes that the proposed development may cause minor short-term interference to digital satellite television reception in localised areas around the application site. This would cover the 190m to the north east of the site, which includes the council's offices. Any digital satellite television use could resolve the issue by relocating the satellite dishes to different location where views are no longer obscured. An appropriately worded obligation is recommended to be secured through the S106.
- 9.129 Croydon Local Plan policy SP3.14 and the Planning policy including the adopted Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy – Review 2017 sets out the Councils' approach to delivering local employment for development proposal. A financial contribution and an employment and skills strategy would be secured as part of the legal agreement.
- 9.130 The development would be liable for both Mayoral Community Infrastructure Levy (CIL) and Croydon CIL. The collection of CIL would contribute to provision of infrastructure to support the development including provisions, improvement, replacement, operation or maintenance of education facilities, health care facilities, and opens space, public sports and leisure, and community facilities.

10 Conclusion

10.1 In this instance a balanced decision is needed to be taken. The development would cause less than substantial harm to heritage assets as identified in the body of the report and would also cause significant harm to amenity of neighbouring properties particularly in Impact House. In the developments' favour it delivers many positives, including the provision of a significant quantum of high quality housing in a sustainable location, would provide affordable housing, improved public realm, help address surface water flooding and enhance biodiversity. It is considered that weighing these positives against the negatives (even after giving great weight to the preservation of heritage assets), that the scheme as a whole is acceptable, and that planning permission is recommended to be granted in line with the details of the decision set out in the RECOMMENDATION.

Appendix 1: Planning Policies and Guidance

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

London Plan (2021)

- GG1 Building Strong and Inclusive Communities
- GG2 Making Best Use of Land
- GG3 Creating a Healthy City
- GG4 Delivering the Homes Londoners Need
- GG5 Growing a Good Economy
- GG6 Increasing Efficiency and Resilience
- SD1 Opportunity Areas
- SD6 Town Centres and High Streets
- SD7 Town Centres: development principles and Development Plan Documents.
- SD8 Town Centre Networks
- SD9 Town Centres: Local Partnerships and Implementation
- 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
- D9 Tall Buildings
- D11 Safety, Security and Resilience to Emergency
- D12 Fire Safety
- D13 Agent of Change
- D14 Noise
- H1 Increasing Housing Supply
- H5 Threshold Approach to Applications
- H6 Affordable Housing Tenure
- H7 Monitoring of Affordable Housing
- H8 Loss of Existing Housing and Estate Redevelopment
- H10 Housing Size Mix
- S4 Play and Informal Recreation
- E1 Offices
- E9 Retail, markets and hot food takeaways
- E11 Skills and opportunities for all
- HC1 Heritage conservation and growth
- HC3 Strategic and Local Views
- G5 Urban Greening
- G6 Biodiversity and access to nature
- SI 1 Improving Air Quality

- SI 2 Minimising greenhouse gas emissions
- SI 3 Energy Infrastructure
- SI 4 Managing Heat Risk
- SI 5 Water Infrastructure
- SI 7 Reducing waste and supporting the circular economy
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T1 Strategic approach to Transport
- T2 Healthy Streets
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car Parking
- T7 Deliveries, Servicing and Construction

Croydon Local Plan (2018)

Strategic Policies

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

Development Management Policies

- Policy DM1: Housing choice for sustainable communities
- Policy DM4: Development in Croydon Metropolitan Centre, District and Local Centres
- Policy DM10: Design and character
- Policy DM11: Shop front design and security
- Policy DM13: Refuse and recycling
- Policy DM14: Public Art
- Policy DM15: Tall and Large Buildings
- Policy DM16: Promoting Healthy Communities
- Policy DM17: Views and Landmarks
- Policy DM18: Heritage assets and conservation
- Policy DM23: Development and construction
- Policy DM24: Land contamination
- Policy DM25: Sustainable Drainage Systems and Reducing Flood Risk
- Policy DM27: Protecting and enhancing our biodiversity
- Policy DM28: Trees
- Policy DM29: Promoting sustainable travel and reducing congestion
- Policy DM30: Car and cycle parking in new development

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

London Plan

- Affordable Housing & Viability (August 2017)
- Crossrail Funding (March 2016)
- Housing (March 2016)
- Accessible London: Achieving an Inclusive Environment (October 2014)
- The control of dust and emissions during construction and demolition (July 2014)
- Character and Context (June 2014)
- Play and Informal Recreation (September 2012)
- Planning for Equality and Diversity in London (October 2007)
- London View Management Framework (March 2012)
- London's Foundations (March 2012)

Croydon Development Plan

- Suburban Design Guide 2019 SPD
- Designing for community safety SPD
- SPG1; Shop fronts and signs
- SPG 12: Landscape design
- Croydon Opportunity Area Planning Framework (2013)

Appendix 2: BRE Guidance Terms

Daylight to existing buildings

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

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

Sunlight to existing buildings

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

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

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

PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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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.

15.03.2021 to 26.03.2021

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

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

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

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

Ref. No. :	19/04985/FUL	Ward :	Addiscombe East
Location :	275 Addiscombe Road Croydon CR0 7HY	Type:	Full planning permission
Proposal :	Conversion of a single dwellinghouse to 5 two-bedroom flats and the replacement of existing conservatory with a single-storey rear extension.		
Date Decision:	26.03.21		

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

Level: Delegated Business Meeting

Ref. No. : 21/00417/GPDO
Location : 2, 3-4 Sundridge Place
Croydon
CR0 6FF

Ward : Addiscombe East
Type: Prior Appvl - Class O offices to houses

Proposal : Alterations, Conversion of office building to 6 flats (amended description).

Date Decision: 25.03.21

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/05166/HSE
Location : 1 Cart Lodge Mews
Croydon
CR0 6FG

Ward : Addiscombe West
Type: Householder Application

Proposal : Erection of single storey side and rear wrap-around extension with glass roof on the side and a rooflights at the rear

Date Decision: 23.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05477/DISC
Location : Ark Oval Primary Academy
Cherry Orchard Road
Croydon
CR0 6BA

Ward : Addiscombe West
Type: Discharge of Conditions

Proposal : Details in relation to Condition 5 (External lighting) , 11 (Construction Logistics Plan) Phase 2, Condition 12 - Tree protection plan, 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: 25.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05956/FUL

Ward : Addiscombe West

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : 14 Stretton Road
Croydon
CR0 6EN
Type: Full planning permission

Proposal : Change of use from a small HMO to a large HMO for 8 people

Date Decision: 17.03.21

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

Level: Delegated Business Meeting

Ref. No. : 20/06482/HSE
Location : 18 Colson Road
Croydon
CR0 6UA
Type: Householder Application
Ward : **Addiscombe West**
Proposal : Erection of single storey side and rear extension.
Date Decision: 26.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00191/CAT
Location : 42 Canning Road
Croydon
CR0 6QF
Type: Works to Trees in a Conservation Area
Ward : **Addiscombe West**
Proposal : T1 Horse Chestnut - Remove 4/5 lowest pendulous branches to lift and increase available light
T2 Horse Chestnut - Remove 1 low bough over rear neighbours garden
Date Decision: 22.03.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/00285/LP
Location : 17 Fullerton Road
Croydon
CR0 6JD
Type: LDC (Proposed) Operations edged
Ward : **Addiscombe West**
Proposal : Erection of dormer extension in rear rooslope and installation of rooflights in front rooslope.
Date Decision: 26.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00308/LP
Ward : **Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : 89 Stretton Road
Croydon
CR0 6ET

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension to the dwelling and erection of an outbuilding in the rear garden.

Date Decision: 16.03.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/00311/FUL

Location : Simpson House
6 Cherry Orchard Road
Croydon
CR0 6BA

Ward : **Addiscombe West**
Type: Full planning permission

Proposal : Works to facilitate the creation of a level access including the removal of steel gates and other minor alterations

Date Decision: 19.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00331/LP

Location : 31 Morland Road
Croydon
CR0 6HA

Ward : **Addiscombe West**
Type: LDC (Proposed) Operations
edged

Proposal : Hip to gable and rear dormer roof extensions with two new rooflights at the front

Date Decision: 24.03.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/01055/PDO

Location : O/S 27 Lower Addiscombe Road
Croydon
CR0 6PQ

Ward : **Addiscombe West**
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: 26.03.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/00262/LP **Ward : Bensham Manor**
 Location : 71 Melfort Road Type: LDC (Proposed) Operations
 Thornton Heath edged
 CR7 7RT
 Proposal : Confirmation of use of dwelling within class use C3, including C3a, C3b and C3c

Date Decision: 23.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00424/FUL **Ward : Bensham Manor**
 Location : 1 Carew Road Type: Full planning permission
 Thornton Heath
 CR7 7RF
 Proposal : Demolition of existing garage at rear and erection of one-bedroom detached dwelling.

Date Decision: 22.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/04377/FUL **Ward : Broad Green**
 Location : 236B London Road Type: Full planning permission
 Croydon
 CR0 2TF
 Proposal : Erection of roof extension and rear dormer conversion of roof into new dwelling

Date Decision: 17.03.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/00096/FUL **Ward : Broad Green**
 Location : Garage At 1 Fairmead Road Type: Full planning permission
 Croydon
 CR0 3NQ
 Proposal : Change of use of existing garage to office (Class E).

Date Decision: 16.03.21

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Level: Delegated Business Meeting

Ref. No. : 21/00200/HSE **Ward : Broad Green**
Location : 31 Therapia Lane Type: Householder Application
Croydon
CR0 3DH
Proposal : Erection of single storey rear extension, construction of a hip to gable roof extension and erection of dormer extension in rear roofslope; installation of rooflight in front and a window in the side elevation.
Date Decision: 18.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00246/HSE **Ward : Broad Green**
Location : 6 Alfriston Avenue Type: Householder Application
Croydon
CR0 3DD
Proposal : Erection of single storey rear extension
Date Decision: 15.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00325/LP **Ward : Broad Green**
Location : 93 Fairholme Road Type: LDC (Proposed) Operations
Croydon edged
CR0 3PJ
Proposal : Alterations, erection of L-shaped rear dormer, single-storey side/rear extension and installation of 2 rooflights in front roofslope.
Date Decision: 16.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00333/HSE **Ward : Broad Green**
Location : 24 Effingham Road Type: Householder Application
Croydon
CR0 3NE
Proposal : Erection of single storey side/rear extension
Date Decision: 23.03.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Level: Delegated Business Meeting

Ref. No. : 21/00394/PA8
Location : O/s Mitcham Road Garage Opposite Junction
With Drake Road, Croydon, CR0 3RJ

Ward : **Broad Green**
Type: Telecommunications Code
System operator

Proposal : Proposed Telecommunications installation consisting of 20m high mast and associated equipment

Date Decision: 19.03.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/00590/GPDO
Location : 51 Wentworth Road
Croydon
CR0 3HY

Ward : **Broad Green**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5.08 metres from the rear wall of the original house with a height to the eaves of 2.85 metres and a maximum overall height of 2.85 metres

Date Decision: 23.03.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/01053/PDO
Location : O/S 288 London Road
Croydon
CR0 2TG

Ward : **Broad Green**
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: 26.03.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/01054/PDO
Location : O/S 390 London Road
Croydon
CR0 2SW

Ward : **Broad Green**
Type: Observations on permitted
development

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

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

Date Decision: 26.03.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/01093/NMA

Ward : **Broad Green**

Location : Zodiac House
161 -165 London Road
Croydon
CR0 2RJ

Type: Non-material amendment

Proposal : Proposed Change Of Use of Part of the Existing Building from Offices (Use Class B1(A)) to 76 Dwelling houses (Use Class C3) (amendment to prior approval 20/04014/GPDO)

Date Decision: 25.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03269/FUL

Ward : **Crystal Palace And Upper Norwood**

Location : 70A Westow Hill
Upper Norwood
London
SE19 1SB

Type: Full planning permission

Proposal : Retrospective application for the retention of a part second floor part first floor side and rear extension with roof terrace and juliet balconies. Replacement of UPVC windows with timber windows.

Date Decision: 22.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00076/HSE

Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : 14 Buckleigh Way
Upper Norwood
London
SE19 2PZ
Type: Householder Application
Proposal : 3.5 meters rear Extension

Date Decision: 16.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00251/DISC
Ward : **Crystal Palace And Upper Norwood**

Location : Land To The North Of And Including 20-20C
Oxford Road
Upper Norwood
London
SE19 3JH
Type: Discharge of Conditions

Proposal : Discharge of Condition 17 attached to Planning Permission 16/05976/FUL for Demolition of existing demountable houses and erection of 4 two storey buildings comprising 5 two bedroom and 3 one bedroom flats and 1 three bedroom house with provision of associated car parking, landscaping and associated works.

Date Decision: 16.03.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/00304/FUL
Ward : **Crystal Palace And Upper Norwood**

Location : 20 Mowbray Court
Mowbray Road
Upper Norwood
London
SE19 2RL
Type: Full planning permission

Proposal : loft extension with three front roof lights to front and rear elevations

Date Decision: 22.03.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/00321/HSE
Ward : **Crystal Palace And Upper**

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Norwood
Location : Camile House Type: Householder Application
1M Beulah Hill
Upper Norwood
London
SE19 3LQ
Proposal : Alterations, including the erection of single storey side, rear and front extensions and the construction of dormers in the front and rear roof slopes

Date Decision: 26.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00380/PA8 Ward : **Crystal Palace And Upper Norwood**
Location : Verge At Junction Of Wedgewood Way And Type: Telecommunications Code System operator
Beulah Hill,
Upper Norwood,
London,
SE19 3EL
Proposal : Proposed Telecommunications installation consisting of 20m high mast and associated equipment

Date Decision: 19.03.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/00402/HSE Ward : **Crystal Palace And Upper Norwood**
Location : 24 Pytchley Crescent Type: Householder Application
Upper Norwood
London
SE19 3QT
Proposal : Erection of single storey side/rear extension

Date Decision: 26.03.21

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Ref. No. : 21/00697/LP **Ward : Crystal Palace And Upper Norwood**
Location : 15 Fitzroy Gardens Type: LDC (Proposed) Operations
 Upper Norwood edged
 London
 SE19 2NP
Proposal : Rear dormer with roof lights on front slope.

Date Decision: 19.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00877/GPDO **Ward : Crystal Palace And Upper Norwood**
Location : 10 Sylvan Hill Type: Prior Appvl - Class A Larger
 Upper Norwood House Extns
 London
 SE19 2QE
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 height of 3.2 metres

Date Decision: 26.03.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/05057/FUL **Ward : Coulsdon Town**
Location : 55 Woodcote Grove Road Type: Full planning permission
 Coulsdon
 CR5 2AH
Proposal : Erection of a 3 bedroom detached bungalow with accommodation within the roof space and associated parking accessed via Howard Road.

Date Decision: 15.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06310/FUL **Ward : Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : 2 Alexander Road
Coulsdon
CR5 3JD
Type: Full planning permission

Proposal : Alterations; erection of a single storey side extension on the south elevation, a two storey side extension on the north elevation, a two storey rear extension on the east elevation and a rear dormer extension to facilitate the conversion of the property from 4 flats into 6 flats.

Date Decision: 16.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06582/FUL
Location : Workshop Rear Of 180
Chipstead Valley Road
Coulsdon
CR5 3BB
Type: Full planning permission
Ward : Coulsdon Town

Proposal : Roof alterations to convert existing flat roof to mansard style roof

Date Decision: 19.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00091/DISC
Location : 76 Reddown Road
Coulsdon
CR5 1AL
Type: Discharge of Conditions
Ward : Coulsdon Town

Proposal : Discharge of Condition 3 (Landscaping) attached to planning permission ref. 19/04908/CONR for the variation of Condition 1 (approved plans) attached to planning permission 19/03714/CONR the demolition of existing house and erection of a 2/3 storey building with accommodation in the roof to provide 9 units with associated parking/access, landscaping, cycle and refuse stores.

Date Decision: 26.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00178/TRE
Location : 15 Olave Close
Coulsdon
Croydon
CR5 3FW
Type: Consent for works to protected trees
Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Proposal : T1, T2, T3, _ T5 (x4 Sycamores) Overall crown reduction of 2 metres.
There are 5 trees in the rear garden this application relates to 4, it does not include the pine tree(T4).
(TPO no.25, 1993)

Date Decision: 22.03.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00249/CONR **Ward : Coulsdon Town**
Location : 105 Woodcote Grove Road **Type: Removal of Condition**
Coulsdon
CR5 2AN
Proposal : SECTION 73 APPLICATION: Seeking to vary condition 2 (drawing numbers) attached to
planning permission 19/03539/FUL seeking removal of the recessed windows of Plots 3
& 4.

Date Decision: 16.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00283/HSE **Ward : Coulsdon Town**
Location : 6 Bramley Avenue **Type: Householder Application**
Coulsdon
CR5 2DP
Proposal : Erection of a single storey rear extension, and a replacement garage to the rear of the
property.

Date Decision: 16.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00374/HSE **Ward : Coulsdon Town**
Location : 25 Smitham Downs Road **Type: Householder Application**
Purley
CR8 4NH
Proposal : Construction of a single storey building to the side of the host dwelling (following
demolition of existing garages/structures) including private terrace to the rear.

Date Decision: 15.03.21

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Ref. No. : 21/00377/FUL
Location : 76 Rickman Hill
Coulsdon
CR5 3DP

Ward : Coulsdon Town
Type: Full planning permission

Proposal : Demolition of existing single storey side extension and erection of an adjoining two storey dwellinghouse.

Date Decision: 19.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00415/GPDO
Location : 96 - 98 Brighton Road
Coulsdon
CR5 2YS

Ward : Coulsdon Town
Type: Prior Appvl - Class O offices to houses

Proposal : Change of use of the basement/lower ground floor from office (Eg use class) into one residential flat (C3 use class).

Date Decision: 25.03.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/00511/DISC
Location : Land And Garage Rear Of 342
Chipstead Valley Road
Coulsdon
CR5 3BF

Ward : Coulsdon Town
Type: Discharge of Conditions

Proposal : Discharge of condition 8 - hard and soft landscaping and condition 11 - construction logistics plan attached to planning permission 18/04076/FUL for Demolition of existing garage, alterations to land levels and erection of two storey 2 bedroom detached house, formation of vehicular access and provision of one parking space fronting Linden Avenue

Date Decision: 26.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00516/NMA

Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : The Chapel, The Administration Building And Type: Non-material amendment
The Water Tower (Legacy Buildings), Former
Cane Hill Development Site, Off Brighton
Road,, Coulsdon, CR5 3YL

Proposal : Non-material amendment (alterations to the fenestration) to reserved matters application ref. 17/06316/RSM (The proposal is for the following components of the former Cane Hill Hospital: 1) Refurbishment, rebuild and extension the administration building to create 14 apartments 2) Refurbishment of the chapel to provide a range of potential uses falling within Classes A1-A5, B1 and D1-D2 3) Conversion and extension to the water tower to create a single residential dwelling 4) Associated landscaping, access and parking (Legacy Buildings Phase) (approval of reserved matters in respect of hybrid planning permission 13/02527/P for Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units (net increase of 675 units). Class A1-A5, B1, C1, D1-D2 Uses. Car and cycle parking provision, landscaping and public realm works, interim works, and highway works including a new access onto Marlpit Lane/Brighton Road Roundabout and Portnalls Road comprising: Outline planning application for the retention and re-use of the Water Tower and Chapel and Refurbishment and Re-use of Administration Building for Class A1-A5, B1, C3, D1-D2 purposes. Re-Use/Rebuild of North Lodge as Use Class C3 single dwellinghouse. Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwellinghouse, refurbishment and change of use of MSU building for farming purposes, and erection of three barns on tennis court site, a single building of 3,000m2 GEA for Office (B1) or Hotel (C1) uses. Up to 473 new residential units (Class C3) and new access onto Portnalls Road and re-use of existing access onto Portnalls Road. Full planning application for 187 residential units (Class C3) and engineering operations comprising a new road and access from the Marlpit Lane/Brighton Road (A237) Roundabout and associated infrastructure including drainage).

Date Decision: 17.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/02630/FUL Ward : **Fairfield**
Location : Car Park, Tavistock Court Type: Full planning permission
Tavistock Road
Croydon

Proposal : Erection of 3 storey building on western car park area to provide 6 dwellings with associated landscaping/works.

Date Decision: 26.03.21

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

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Level: Delegated Business Meeting

Ref. No. : 20/03083/DISC **Ward : Fairfield**
Location : 17 - 21 Dingwall Road Type: Discharge of Conditions
 Croydon
 CR0 2NA

Proposal : Discharge of Condition 30 (Secure by Design) attached to permission 17/06327/FUL for 'Full planning application for a residential-led mixed use development ranging in height from 9 (ground plus 8 levels) to 24 storeys (ground plus 23 levels), containing 181 residential units (86 no. 1 bed units, 81 no. 2 bed units, 14 no. 3 bed units) with flexible commercial space at ground, first and second floor level, 8 no. disabled access car parking spaces, cycle parking, and associated amenity space, hard and soft landscaping.'

Date Decision: 19.03.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/03084/DISC **Ward : Fairfield**
Location : 17 - 21 Dingwall Road Type: Discharge of Conditions
 Croydon
 CR0 2NA

Proposal : Discharge of Condition 15 (Refuse Strategy) attached to permission 17/06327/FUL for 'Full planning application for a residential-led mixed use development ranging in height from 9 (ground plus 8 levels) to 24 storeys (ground plus 23 levels), containing 181 residential units (86 no. 1 bed units, 81 no. 2 bed units, 14 no. 3 bed units) with flexible commercial space at ground, first and second floor level, 8 no. disabled access car parking spaces, cycle parking, and associated amenity space, hard and soft landscaping.'

Date Decision: 19.03.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/03085/DISC **Ward : Fairfield**
Location : 17 - 21 Dingwall Road Type: Discharge of Conditions
 Croydon
 CR0 2NA

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Proposal : Discharge of Condition 10 (Car Park Management Plan) attached to permission 17/06327/FUL for 'Full planning application for a residential-led mixed use development ranging in height from 9 (ground plus 8 levels) to 24 storeys (ground plus 23 levels), containing 181 residential units (86 no. 1 bed units, 81 no. 2 bed units, 14 no. 3 bed units) with flexible commercial space at ground, first and second floor level, 8 no. disabled access car parking spaces, cycle parking, and associated amenity space, hard and soft landscaping.'

Date Decision: 19.03.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/03134/DISC **Ward : Fairfield**
Location : 5-9 Surrey Street **Type: Discharge of Conditions**
Croydon
CR0 1RG

Proposal : Discharge of condition 25 (surface water drainage scheme) pursuant to planning permission 18/01211/FUL.

Date Decision: 19.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06204/DISC **Ward : Fairfield**
Location : Land Adjacent To Croydon College **Type: Discharge of Conditions**
College Road
Croydon
CR0 1PF

Proposal : Discharge of condition 6 (aviation warning lights) attached to planning permission 19/04987/FUL for the Redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 17.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00876/DISC **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : Land Adjacent To Croydon College Type: Discharge of Conditions
College Road
Croydon, CR0 1PF

Proposal : Discharge of condition 5 (water capacity study) attached to planning permission 19/04987/FUL for the Redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 17.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05570/HSE **Ward : Kenley**
Location : 3 Hadley Wood Rise Type: Householder Application
Kenley
CR8 5LY

Proposal : Alterations and erection of a double storey side extension and rear conservatory

Date Decision: 16.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05675/DISC **Ward : Kenley**
Location : 90A Higher Drive Type: Discharge of Conditions
Purley
CR8 2HJ

Proposal : Discharge of condition 7 (Biodiversity) and condition 9 (Landscape Plan) of 19/04119/FUL Demolition of the existing dwelling and erection of a four / five storey building comprising of 9 x 3 bedroom flats together with car parking, refuse store, internal bike store and landscaping.

Date Decision: 16.03.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/06225/HSE **Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : 15 Kenwood Ridge
Kenley
CR8 5JW
Type: Householder Application

Proposal : Alterations, erection of extension to existing outbuilding in rear garden.

Date Decision: 19.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00086/TRE
Location : 9 Uplands Road
Kenley
CR8 5EE
Type: Consent for works to protected trees
Ward : Kenley

Proposal : T1 Conifer - crown lift to 4m (measured from ground level)
(TPO no.14, 1974)

Date Decision: 22.03.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00180/TRE
Location : 120 Welcomes Road
Kenley
CR8 5HH
Type: Consent for works to protected trees
Ward : Kenley

Proposal : T1, T2, T3 _ T4 (x4) Western Red Cedar. To be topped by 4-6M to the natural line within the tree to maintain the size and to minimise the worry in the high winds being so close to the house.
(TPO no.19, 2008)

Date Decision: 22.03.21

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/00305/FUL
Location : 237 Hayes Lane
Kenley
CR8 5HN
Type: Full planning permission
Ward : Kenley

Proposal : Demolition of existing single storey dwelling and erection of a two storey building with roof accommodation comprising 9 self-contained flats; hard and soft landscaping; alterations to existing vehicular crossover to accommodate forecourt parking; communal/amenity/play space; boundary treatment and refuse/recycling storage and cycle parking

Date Decision: 25.03.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/00324/HSE **Ward : Kenley**
Location : 6 Colescroft Hill Type: Householder Application
Purley
CR8 4BB
Proposal : Alterations, erection of single/two storey side and single storey rear extension, erection of raised terrace with steps and railings
Date Decision: 25.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00358/HSE **Ward : Kenley**
Location : 1 Fairways Type: Householder Application
Kenley
CR8 5HY
Proposal : Erection of a first floor side extension.
Date Decision: 25.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01316/NMA **Ward : Kenley**
Location : 1 The Grange Type: Non-material amendment
Firs Road
Kenley
CR8 5LH
Proposal : Non-material amendment to condition 1 of 19/03839/FUL
Date Decision: 25.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00199/CONR **Ward : New Addington North**
Location : The Family Centre Type: Removal of Condition
Field Way
Croydon
CR0 9BS

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Proposal : Variation of Condition 7 (Time Limit) attached to planning permission 18/05961/FUL dated 18/01/2019 for 'Installation of a new temporary modular building and associated parking to accommodate the Fieldway Family Centre (Class D1).' The variation is to extend the time limit of the temporary modular building.

Date Decision: 26.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00575/GPDO
Location : 88 Dunley Drive
Croydon
CR0 0RZ

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

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 2.75 metres and a maximum overall height of 2.75 metres

Date Decision: 23.03.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/06308/LP
Location : 25 Shaxton Crescent
Croydon
CR0 0NW

Ward : New Addington South
Type: LDC (Proposed) Operations
edged

Proposal : Proposed single storey rear extension with flat roof extending 3.0m into the rear garden.

Date Decision: 18.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06505/HSE
Location : 25 Godric Crescent
Croydon
CR0 0HR

Ward : New Addington South
Type: Householder Application

Proposal : Ground/first floor side extension with porch area.

Date Decision: 19.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01052/PDO
Location : O/S 31 Central Parade
Croydon
CR0 0JD

Ward : **New Addington South**
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: 15.03.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/05756/HSE
Location : 24 Gibson's Hill
Norbury
London
SW16 3JP

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

Proposal : Alterations, including the erection of outbuildings and covered area in the rear garden, construction of new side access gate and front boundary treatment/wall.

Date Decision: 25.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06008/HSE
Location : 5 Hollies Close
Norbury
London
SW16 3EF

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

Proposal : Alterations to the dwelling to include construction of dormer windows in the rear roofslope; installation of glazed balustrade onto existing flat roof for use as a balcony and the erection of single storey side/rear extension.

Date Decision: 16.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00189/HSE
Location : 311 Green Lane
Norbury
London
SW16 3LU
Proposal : Construction of dropped kerb.

Ward : Norbury Park
Type: Householder Application

Date Decision: 25.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00253/HSE
Location : 83 Northwood Road
Thornton Heath
CR7 8HW
Proposal : Erection of single storey rear extension.

Ward : Norbury Park
Type: Householder Application

Date Decision: 19.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00453/LP
Location : 130 Norbury Hill
Norbury
London
SW16 3RT
Proposal : Erection of single storey extension

Ward : Norbury Park
Type: LDC (Proposed) Operations edged

Date Decision: 17.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06542/HSE
Location : 19 Strathyre Avenue
Norbury
London
SW16 4RF
Proposal : Erection of ground floor rear extension

Ward : Norbury And Pollards Hill
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Date Decision: 15.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00194/DISC
Location : 59 Isham Road
Norbury
London
SW16 4TG
Ward : **Norbury And Pollards Hill**
Type: Discharge of Conditions
Proposal : Details pursuant to the discharge of condition 4 (landscaping) of planning permission 20/05412/FUL for 'Proposed first floor side and rear roof extensions with other alterations, conversion of the house into two flats'

Date Decision: 19.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00724/LP
Location : 82 Norbury Crescent
Norbury
London
SW16 4LA
Ward : **Norbury And Pollards Hill**
Type: LDC (Proposed) Use edged
Proposal : Use of one room in dwelling for a home office for a taxi booking service

Date Decision: 19.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00923/PDO
Location : O/S 11 - 13 Fairview Road
Norbury
London
SW16 5PX
Ward : **Norbury And Pollards Hill**
Type: Observations on permitted development
Proposal : Installation of 9 metre tall street pole to facilitate fixed line broadband electronic communications apparatus

Date Decision: 24.03.21

No Objection

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Level: Delegated Business Meeting

Ref. No. : 21/00925/PDO
Location : O/S 21 Fairview Road
Norbury
London
SW16 5PX

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

Proposal : Installation of a 9 metre tall street pole to facilitate fixed line broadband electronic communications apparatus.

Date Decision: 24.03.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/06475/HSE
Location : 13 Homefield Road
Coulsdon
CR5 1ET

Ward : Old Coulsdon
Type: Householder Application

Proposal : Demolition of existing side garage, rear conservatory and covered patio, Addition of two-storey side extension and single storey rear extension.

Date Decision: 19.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00270/FUL
Location : Farthing Downs Car Park
Ditches Lane
Coulsdon
CR5 1DA

Ward : Old Coulsdon
Type: Full planning permission

Proposal : Installation of 2 x 500mm x 500mm x 500mm concrete plinths for the erection of 2 x Hectronic Citea car park ticketing machines and erection of 1 x pole for the sighting of an ANPR camera (retrospective).

Date Decision: 19.03.21

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Ref. No. : 20/04228/DISC **Ward : Purley Oaks And Riddlesdown**

Location : 7A Warren Road **Type: Discharge of Conditions**
Purley
CR8 1AF

Proposal : Discharge of Condition 12 (Contamination) attached to planning permission 17/03651/FUL for the demolition of the existing building: erection of a terrace comprising of 6 x 4 bedroom two storey houses with accommodation in roofspace: erection of car port and provision of associated car parking

Date Decision: 19.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00069/HSE **Ward : Purley Oaks And Riddlesdown**

Location : 58 Kendall Avenue South **Type: Householder Application**
South Croydon
CR2 0QQ

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

Date Decision: 16.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00589/GPDO **Ward : Purley Oaks And Riddlesdown**

Location : 16 Lower Barn Road **Type: Prior Appvl - Class A Larger House Extns**
Purley
CR8 1HQ

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

Date Decision: 23.03.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	20/00489/HSE	Ward :	Purley And Woodcote
Location :	37 Smitham Bottom Lane Purley CR8 3DE	Type:	Householder Application
Proposal :	Alterations to the driveway and front and side boundary treatments.		

Date Decision: 19.03.21

Permission Refused

Level:	Delegated Business Meeting
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Ref. No. :	20/04983/DISC	Ward :	Purley And Woodcote
Location :	61 Foxley Lane Purley CR8 3EH	Type:	Discharge of Conditions
Proposal :	Discharge of Conditions 5 (materials), 6 (landscaping), 10 (details) and 12 (CLP) associated with Planning Permission 18/03729/FUL granted for demolition of existing dwelling and proposed erection of part two/part three storey building with accommodation in roof comprising 9 flats (3 x 2 bed and 6 x 3 bed) with associated car parking, refuse storage and cycle storage		

Date Decision: 17.03.21

Approved

Level:	Delegated Business Meeting
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Ref. No. :	20/05168/HSE	Ward :	Purley And Woodcote
Location :	3A Woodcote Lane Purley CR8 3HB	Type:	Householder Application
Proposal :	Part single; part two storey front/side and rear extensions including partial demolition of dwelling; roof extensions including raising of ridge height; demolition of front garage and replacement with larger garage forming part of the extensions; hard and soft landscaping including patio; boundary treatment and external alterations.		

Date Decision: 23.03.21

Permission Refused

Level:	Delegated Business Meeting
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Ref. No. :	20/06109/LP	Ward :	Purley And Woodcote
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Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : Silver Dale
The South Border
Purley
CR8 3LD
Type: LDC (Proposed) Operations
edged
Proposal : Creation of outdoor swimming pool and detached pool house.

Date Decision: 25.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06248/HSE
Location : 34 Northwood Avenue
Purley
CR8 2EP
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Erection of a two-storey side extension and single-storey infill rear extension.

Date Decision: 23.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06264/HSE
Location : 21 Woodland Way
Purley
CR8 2HT
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Erection of a front brick boundary wall with metal railings and two gates.

Date Decision: 19.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06342/FUL
Location : 6 Hartley Down
Purley
CR8 4EA
Ward : **Purley And Woodcote**
Type: Full planning permission
Proposal : Demolition of existing dwelling and erection of a three storey building with accomodation within the basement and within the roof area comprising of 9 flats. Parking for 7 cars, cycle storage. Alterations to access, hard and soft landscaping arrangements.

Date Decision: 25.03.21

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Level: Delegated Business Meeting

Ref. No. : 20/06434/TRE
Location : Villa D'alba
The South Border
Purley
CR8 3LD
Ward : Purley And Woodcote
Type: Consent for works to protected trees

Proposal : Maple Tree (T1) - to be reduced by 1.5 m. Beech Tree (T2) - to be reduced and shaped by 2 m. Beech Tree (T3) - to be reduced and shaped by 2 m. Maple Tree (T4) - to be reduced and shaped by 1 m. Weeping Ash Tree (T5) - Beech to reduced by 2m. Tree (T6) - has severe Decay and needs reducing by 1 m. Conifer Tree (T7) - to be removed completely as its suppressing growth against scotts pine. Copper Beech Tree (T9) - to be reduced by 2 m. Yew Tree (T10) - to be removed completely as suppressing growth for surrounding trees. Conifer Tree (T13) - to be removed completely.
(TPO no.33, 1973)

Date Decision: 22.03.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/06618/FUL
Location : 17 Hartley Old Road
Purley
CR8 4HH
Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Demolition of existing house & garage and erection of block of 9 residential flats with associated parking and landscaping.

Date Decision: 17.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06655/HSE
Location : 9 Smitham Bottom Lane
Purley
CR8 3DE
Ward : Purley And Woodcote
Type: Householder Application

Proposal : Proposed Rear Single Storey Extension

Date Decision: 19.03.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Level: Delegated Business Meeting

Ref. No. : 21/00019/HSE
Location : 31 Peaks Hill
Purley
CR8 3JJ
Proposal : Erection of a first floor side extension.

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

Date Decision: 18.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00064/HSE
Location : 2A Hartley Hill
Purley
CR8 4EL
Proposal : Existing garage to be converted to habitable space, existing garage flat roof removed and new roof pitched over, and installation of windows and doors

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

Date Decision: 17.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00202/LP
Location : 6 Manor Wood Road
Purley
CR8 4LE
Proposal : Demolition of existing rear conservatory, erection of single-storey rear extension.

Ward : **Purley And Woodcote**
Type: LDC (Proposed) Operations edged

Date Decision: 16.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00212/DISC
Location : 1 Higher Drive
Purley
CR8 2HP
Proposal : Discharge of condition 7 (Drainage) attached to planning permission 19/04216/FUL.

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

Date Decision: 17.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00215/FUL
Location : 137 Woodcote Valley Road
Purley
CR8 3BN

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Demolition of existing two storey detached dwelling and erection of a three/four storey building comprising 9 self-contained flats; hard and soft landscaping; boundary treatment; alterations to existing crossovers including new central crossover; vehicular parking; internal lift; land level alterations; private amenity/communal/place space and refuse and cycle storage.

Date Decision: 26.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00243/DISC
Location : Venture Lofts
15 High Street
Purley
CR8 2FQ

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (verification report) of 18/04812/FUL

Date Decision: 26.03.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/00346/HSE
Location : 93 Downlands Road
Purley
CR8 4JJ

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Alterations, erection of hip to gable roof extension, erection of two storey side extension and rear dormer extensions and single storey rear extension

Date Decision: 24.03.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/00411/HSE
Location : 59 Smitham Bottom Lane
Purley
CR8 3DF
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Alterations to boundary treatment including installation of new pedestrian and vehicular gates, and replacement of part of the existing fence with metal railings.

Date Decision: 26.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00462/DISC
Location : Carlow Court
1 Hill Road
Purley
Ward : **Purley And Woodcote**
Type: Discharge of Conditions
Proposal : Discharge of conditions 11 (CO2 Emissions) and 12 (water usage) attached to outline planning permission ref. 18/04955/OUT. (Demolition of existing property. Erection of three/four storey building comprising 9 flats (1 x three bedroom, 7 x two bedroom and 1 x 1 bedroom flats) including balconies with parking area, refuse and cycle storage at: 1 Hill Road, Purley, CR8 3AT).

Date Decision: 17.03.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/03366/FUL
Location : 3 - 5 Harewood Gardens
South Croydon
CR2 9BU
Ward : **Sanderstead**
Type: Full planning permission
Proposal : Demolition of two family dwellinghouses and erection of 8x semi-detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 15.03.21

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

Level: Planning Committee

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Ref. No. : 20/05417/HSE **Ward : Sanderstead**
Location : 71 Orchard Road **Type: Householder Application**
South Croydon
CR2 9LZ
Proposal : Erection of ground floor side extension, alterations to openings

Date Decision: 19.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05593/HSE **Ward : Sanderstead**
Location : The Ridings **Type: Householder Application**
10D Church Way
South Croydon
CR2 0JQ
Proposal : Construction of additional storey, single storey side/rear extension and external alterations

Date Decision: 26.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06142/HSE **Ward : Sanderstead**
Location : 142 Purley Oaks Road **Type: Householder Application**
South Croydon
CR2 0NS
Proposal : Proposed partial demolition of existing garage porch and replacement with single storey side and rear extension and porch. Removal of rear chimney stacks. Alterations to the driveway.

Date Decision: 23.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06546/HSE **Ward : Sanderstead**
Location : 8 Ownstead Gardens **Type: Householder Application**
South Croydon
CR2 0HH
Proposal : Demolition of existing conservatory, replaced by new full width ground floor extension and part conversion of existing garage into office/shower room

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Date Decision: 17.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06592/HSE **Ward : Sanderstead**
Location : 99 Upper Selsdon Road **Type: Householder Application**
South Croydon
CR2 0DP

Proposal : Proposed extension to the porch and garage frontage including pitched roof and the erection of a part single, part two storey rear extension.

Date Decision: 16.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00140/HSE **Ward : Sanderstead**
Location : 12 Hook Hill **Type: Householder Application**
South Croydon
CR2 0LA

Proposal : Erection of single storey lower ground floor rear extension and extension to the existing rear terrace.

Date Decision: 17.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00201/HSE **Ward : Sanderstead**
Location : 1 Church Way **Type: Householder Application**
South Croydon
CR2 0JS

Proposal : Erection of a single storey side and rear extension.

Date Decision: 16.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00492/GPDO **Ward : Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : 67 Mayfield Road
South Croydon
CR2 0BJ

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 2.97 metres and a maximum height of 3.99 metres

Date Decision: 23.03.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/00526/NMA

Location : 24 Briton Hill Road
South Croydon
CR2 0JL

Ward : **Sanderstead**

Type: Non-material amendment

Proposal : Non-material amendment sought for alterations to opening within side extension to planning permission 20/01026/HSE for single storey side extension and alterations to existing patio

Date Decision: 16.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00547/HSE

Location : 96 Beechwood Road
South Croydon
CR2 0AB

Ward : **Sanderstead**

Type: Householder Application

Proposal : Single storey side extension.

Date Decision: 19.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06323/HSE

Location : 30 Shaw Crescent
South Croydon
CR2 9JA

Ward : **Sanderstead**

Type: Householder Application

Proposal : Erection of single storey rear and side extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Date Decision: 19.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05629/NMA **Ward : Selsdon And Addington Village**

Location : 59 Addington Road **Type: Non-material amendment**
South Croydon
CR2 8RD

Proposal : Section 96a application seeking amendments to Condition 1 (Approved Plans) to add a porch to the front of the building and change to ground level of side access by removal of stepped side access ; as approved under Planning Permission reference 18/01344/FUL, dated 22/07/2018: ' Demolition of the existing building, erection of a replacement two storey plus roof level to accommodate 7 new self contained (C3) residential apartments with associated landscaping, terraces, car parking, refuse and cycle stores.'

Date Decision: 16.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05991/HSE **Ward : Selsdon And Addington Village**

Location : 34 Featherbed Lane **Type: Householder Application**
Croydon
CR0 9AE

Proposal : Construction of a two-storey front/side extension and part single, part two storey rear extension. Alterations to the front porch extension. Construction of a rear roof extension, with installation of 1 x roof light to the front roof slope. Creation of a dropped kerb onto Featherbed Lane.

Date Decision: 18.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06152/FUL **Ward : Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : Saraband
Bishops Walk
Croydon
CR0 5BA
Type: Full planning permission

Proposal : Alterations and erection of single storey detached double garage

Date Decision: 19.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06551/CONR
Ward : **Selsdon And Addington Village**

Location : Addington Palace
Gravel Hill
Croydon
CR0 5BB
Type: Removal of Condition

Proposal : Permission is sought for the removal of Condition 1 of planning application REF: 07/00692/P and the retention of a marquee on a temporary basis until the 31st December 2023.

Date Decision: 23.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00240/HSE
Ward : **Selsdon And Addington Village**

Location : 20 Heathfield Vale
South Croydon
CR2 8AE
Type: Householder Application

Proposal : Alterations and erection of a detached single storey building at rear for use as an annexe (ancillary accommodation to the existing dwelling house)

Date Decision: 16.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00302/FUL
Ward : **Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : Red Gates School
Farnborough Avenue
South Croydon
CR2 8HD
Type: Full planning permission

Proposal : Erection of a first floor extension to a part of the West Wing of the school to provide a new staff room.

Date Decision: 16.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06016/TRE
Location : 17 Abercorn Close
South Croydon
CR2 8TG
Type: Consent for works to protected trees
Ward : **Selsdon Vale And Forestdale**

Proposal : T2 Ash - Laterally reduce the right side of the crown by 2m and crown raise to 4m from ground level to a max cut size of 50mm.
(TPO no.19, 1972)

Date Decision: 22.03.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/06314/LE
Location : 54 And 54A Dulverton Road
South Croydon
CR2 8PG
Type: LDC (Existing) Use edged
Ward : **Selsdon Vale And Forestdale**

Proposal : Conversion of a single dwelling house into 2 self-contained houses (existing).

Date Decision: 23.03.21

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 21/00109/TRE
Location : 38 Kingswood Way
South Croydon
CR2 8QQ
Type: Consent for works to protected trees
Ward : **Selsdon Vale And Forestdale**

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Proposal : T1 Sweet chestnut -To reduce limb to NE in height to 7m and the lateral limbs over the neighbouring property by 4m. 3m reduction of lower limb to Southwest and balance remaining crown. Reduce back low limb over neighbour's garden,
T2 Beech - Reduction in height and lateral. Reduce height by approx 3m and lateral by approx 2m to shape.
(TPO no.21, 1972)

Date Decision: 22.03.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 20/06451/DISC **Ward : Selhurst**
Location : Land To The East Of 22 - 32 Northbrook **Type: Discharge of Conditions**
Road
Croydon
CR0 2QL

Proposal : Details pursuant to the discharge of condition 14 (Contaminated Land) of permission 16/06024/FUL for 'Erection of a three / four storey building comprising 6 one bedroom and 5 two bedroom flats with provision of car parking, landscaping and associated works'

Date Decision: 25.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00264/GPDO **Ward : Selhurst**
Location : 20 Selhurst Road **Type: Prior Appvl - Class A, A3-5 to**
South Norwood **A1 and A2**
London
SE25 5QF

Proposal : Change of use of the ground floor from retail to a restaurant

Date Decision: 17.03.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/00290/FUL **Ward : Selhurst**

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : 41A - 41E Edith Road
South Norwood
London
SE25 5PG
Type: Full planning permission

Proposal : Alterations, erection of single-storey rear extension, rear dormer extension, additional storey over the existing rear outrigger and conversion to form 2x 1bed flats and 1x 2bed flat.

Date Decision: 19.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00454/LE
Location : 69 Selhurst New Road
South Norwood
London
SE25 5PU
Ward : **Selhurst**
Type: LDC (Existing) Use edged

Proposal : Use as HMO for up to 5 occupiers

Date Decision: 22.03.21

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 21/00366/FUL
Location : 182A Wickham Road
Croydon
CR0 8BG
Ward : **Shirley North**
Type: Full planning permission

Proposal : Rear dormer roof extension and installation of velux rooflights to provide an extension to the existing first floor flat

Date Decision: 24.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00376/GPDO
Location : 19 Shirley Park Road
Croydon
CR0 7EW
Ward : **Shirley North**
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Proposal : Erection of a single storey rear extension projecting out 5.5 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: 24.03.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/02555/LP

Location : The Windmill
Postmill Close
Croydon
CR0 5DY

Ward : Shirley South

Type: LDC (Proposed) Operations
edged

Proposal : Replacement of broken fantail with replica.

Date Decision: 22.03.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/06101/HSE

Location : 7 Stuart Crescent
Croydon
CR0 8QP

Ward : Shirley South

Type: Householder Application

Proposal : Alterations, demolition of existing garage and erection of two-storey side extension.

Date Decision: 19.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00217/HSE

Location : Parkside
Spring Park Avenue
Croydon
CR0 5EJ

Ward : Shirley South

Type: Householder Application

Proposal : Demolition of garage/single storey rear lean-to and erection of a single storey side/rear extension, including raised patio to the rear.

Date Decision: 15.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00319/LP
Location : 12 Lake Road
Croydon
CR0 8DS
Proposal : Erection of a hip to gable roof extension, with a dormer in the rear roof slope and rooflights in the front.

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

Date Decision: 24.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00371/HSE
Location : 43 South Way
Croydon
CR0 8RH
Proposal : Erection of two storey side extension and single storey rear extension

Ward : Shirley South
Type: Householder Application

Date Decision: 19.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00604/LE
Location : 55 Bushey Road
Croydon
CR0 8EW
Proposal : Retention of side extension at first floor level

Ward : Shirley South
Type: LDC (Existing) Operations edged

Date Decision: 26.03.21

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 20/02352/FUL
Ward : South Croydon

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : Land To Rear Of 23 And 25 Normanton Road Type: Full planning permission
South Croydon
CR2 7AE

Proposal : Construction of a four-storey building, including basement and roof accommodation, to accommodate 9 flats, under-croft vehicle and cycle parking, refuse store, vehicular access from existing parking area and landscaping.

Date Decision: 26.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03435/FUL Ward : **South Croydon**
Location : 105 South End Type: Full planning permission
Croydon
CR0 1BG

Proposal : Conversion of existing flat to two separate flats, removal of chimney.

Date Decision: 19.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05490/FUL Ward : **South Croydon**
Location : 29 St Augustine's Avenue Type: Full planning permission
South Croydon
CR2 6JP

Proposal : Change of use from house in multiple accommodation (Use Class C4) to children's care home (Use Class C2)

Date Decision: 26.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/05905/HSE Ward : **South Croydon**
Location : 30 Bynes Road Type: Householder Application
South Croydon
CR2 0PR

Proposal : Alterations, erection of a first floor rear extension above existing ground floor rear extension

Date Decision: 16.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05973/CONR **Ward : South Croydon**
Location : 27 Haling Park Road **Type: Removal of Condition**
South Croydon
CR2 6NJ
Proposal : Variation of condition 1 attached to planning permission ref. 19/01254/FUL (Demolition of existing dwelling and the erection of 9 flats. Provision of associated parking, landscaping and refuse store).

Date Decision: 25.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06128/FUL **Ward : South Croydon**
Location : Ground Floor Flat **Type: Full planning permission**
139 Brighton Road
South Croydon
CR2 6EF

Proposal : Single storey rear extension

Date Decision: 19.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06129/FUL **Ward : South Croydon**
Location : First Floor Flat **Type: Full planning permission**
139 Brighton Road
South Croydon
CR2 6EF

Proposal : Rear roof extension and installation of two rooflights to front roof slope

Date Decision: 25.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06130/FUL **Ward : South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : Ground Floor Flat
139 Brighton Road
South Croydon
CR2 6EF
Type: Full planning permission

Proposal : Single storey side/rear extension and single storey rear extension

Date Decision: 23.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06410/HSE
Location : 4 Elm Close
South Croydon
CR2 7AH
Ward : **South Croydon**
Type: Householder Application

Proposal : Demolition of garage. erection of two-storey side and single-storey rear extension; and associated alterations to front and rear steps and patio.

Date Decision: 23.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00112/CONR
Location : Land R/O 1 & 2 Carlton Road
South Croydon
CR2 0BP
Ward : **South Croydon**
Type: Removal of Condition

Proposal : Removal of Condition 5 (removal of permitted development rights) attached to planning permission ref. 15/04967/P for the erection of 4 four bedroom semi-detached houses at rear formation of vehicular access onto Rocklands Drive and provision of associated parking.

Date Decision: 15.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00122/DISC
Location : 259 Brighton Road
South Croydon
CR2 6EL
Ward : **South Croydon**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Proposal : Discharge of Conditions 3 (Materials, cycles and bins) and 5 (Flood Risk) for application 20/01876/CONR for Variation of condition 5 (in accordance with FRA) and 1 (time limit) attached to planning permission ref. 20/00355/FUL for the part change of use of bakery (A1) and ancillary storage and offices to 3 x 1no bedroom residential units (C3), demolition of existing single storey building, alterations to fenestration, provision of cycle and refuse storage.

Date Decision: 16.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00182/CAT

Ward : South Croydon

Location : The Vicarage
33 Hurst Way
South Croydon
CR2 7AP

Type: Works to Trees in a
Conservation Area

Proposal : Rear Garden - Mature Yew (*Taxus baccata*), Portugal Laurel (*Prunus lucitanica*), Cherry Plum (*Prunus cerasifera*) & 3 small Honeysuckles (*Lonicera Sp.*) - To carefully section-fell to near ground level.

Date Decision: 22.03.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/00185/CAT

Ward : South Croydon

Location : 56 Croham Manor Road
South Croydon
CR2 7BE

Type: Works to Trees in a
Conservation Area

Proposal : Mature Cherry (*Prunus Sp.*), self-sown Cherry Plum & Laburnum (*Prunus cerasus* & *Laburnum anagyroides*) - section-fell to near ground level - To allow the Ash tree which is a historic feature more space to flourish.

Date Decision: 22.03.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/00278/DISC

Ward : South Croydon

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : Land Rear Of 31-33 Croham Valley Road Type: Discharge of Conditions
Ballards Rise
South Croydon

Proposal : Discharge of condition 2 - External Facing Materials attached to planning permission 19/04615/FUL for Erection of 2 two storey detached buildings with accommodation within the roofspace comprising 8 flats, bin store, formation of vehicular access and provision of 7 parking spaces

Date Decision: 17.03.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/00296/FUL Ward : **South Croydon**
Location : 39 Heathfield Road Type: Full planning permission
Croydon
CR0 1EZ
Proposal : Change of Use from use class E (e) (previously D1) Provision of medical or health services to C3 (b)supported housing, erection of a conservatory and alterations.

Date Decision: 22.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00343/DISC Ward : **South Croydon**
Location : 30 Moreton Road Type: Discharge of Conditions
South Croydon
CR2 7DL
Proposal : Discharge of Conditions 4 (Contaminated Land), 5 (Construction Environment Management Plan), 6 (Ecology Design Strategy), 8 (Piling), 9 (Biodiversity Enhancement Strategy), 10 (Landscape and Ecological Management Plan) attached to planning permission 19/04350/FUL dated 24/03/2020 for 'Demolition of existing dwelling. Construction of 31no. apartments in two blocks, with associated parking, refuse stores, cycle stores and landscaping.'

Date Decision: 19.03.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/00372/HSE Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : 15 Croham Close Type: Householder Application
South Croydon
CR2 0DA
Proposal : Erection of rear dormer extension and alterations to the roof.

Date Decision: 25.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00555/LP Ward : **South Croydon**
Location : 11 Castlemaine Avenue Type: LDC (Proposed) Use edged
South Croydon
CR2 7HU
Proposal : Use of existing lean-to garage as a gym, office or workshop for occasional use by occupants of 11 Castlemaine Avenue.

Date Decision: 19.03.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/01113/LP Ward : **South Croydon**
Location : 12 Wyche Grove Type: LDC (Proposed) Operations
South Croydon edged
CR2 6EX
Proposal : Erection of a rear roof dormer including two rooflights to the front roofslope.

Date Decision: 19.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/01163/LP Ward : **South Croydon**
Location : 51 Mansfield Road Type: LDC (Proposed) Operations
South Croydon edged
CR2 6HP
Proposal : Erection of a rear dormer to the main rear roof and above the existing outrigger, including two rooflights to the front roofslope.

Date Decision: 17.03.21

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Level: Delegated Business Meeting

Ref. No. : 19/02217/FUL **Ward : South Norwood**
Location : 12 Oliver Avenue **Type: Full planning permission**
South Norwood
London
SE25 6TY
Proposal : Demolition and erection of a single storey side and rear extension
Date Decision: 25.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04969/DISC **Ward : South Norwood**
Location : Garage Block And Forecourt South Of 27 - 32 **Type: Discharge of Conditions**
Avenue Gardens, Warminster Road, South
Norwood
London, SE25 4EB
Proposal : Discharge of condition 2 (external materials) attached to permission 17/05954/FUL for
Demolition of existing garages and the erection of a three storey building to provide six
units together with landscaping and other associated works.
Date Decision: 25.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00269/DISC **Ward : South Norwood**
Location : Stanley Hall **Type: Discharge of Conditions**
South Norwood Hill
South Norwood
London
SE25 6AB
Proposal : Discharge of Condition 3 (Details of mounting system and fixings for banner) attached to
listed building consent 20/03850/LBC for installation of banner pole advertisement signs
and poster panels
Date Decision: 19.03.21

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Ref. No. :	21/00364/FUL	Ward :	South Norwood
Location :	23A High Street South Norwood London SE25 6EZ	Type:	Full planning permission
Proposal :	Rear roof extension on the second floor level to accommodate a new studio flat		
Date Decision:	24.03.21		

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	20/06705/NMA	Ward :	Thornton Heath
Location :	Land And Premises Adjacent 55 Bensham Grove Thornton Heath CR7 8DD	Type:	Non-material amendment
Proposal :	Non material amendments to approved application 18/00806/FUL including the introduction of a lift to the front of the property with an overrun		
Date Decision:	26.03.21		

Approved

Level: Delegated Business Meeting

Ref. No. :	21/00235/LP	Ward :	Thornton Heath
Location :	45 Falkland Park Avenue South Norwood London SE25 6SQ	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of single storey rear extension.		
Date Decision:	18.03.21		

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	21/00259/LP	Ward :	Thornton Heath
Location :	40 Parry Road South Norwood London SE25 6RJ	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of loft conversion with dormer in the rear roof slope and roof lights in the front roof slope		

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Date Decision: 17.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00281/FUL

Ward : Thornton Heath

Location : 2 Hythe Road
Thornton Heath
CR7 8QP

Type: Full planning permission

Proposal : Erection of a new two storey end of terrace house with associated bin stores and other alterations

Date Decision: 18.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05338/ADV

Ward : Waddon

Location : 4 Trojan Way
Croydon
CR0 4XL

Type: Consent to display advertisements

Proposal : Display of 2x illuminated totem signs, 4x internally illuminated fascia signs, 1x internally illuminated poster display unit and 2x finger post signs.

Date Decision: 19.03.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/06473/FUL

Ward : Waddon

Location : 323 Violet Lane
Croydon
CR0 4HN

Type: Full planning permission

Proposal : Erection of single-storey rear extension and side extension to existing semi-detached property.

Date Decision: 16.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06659/PA8

Ward : Waddon

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : O/S 415 Purley Way
Croydon
CR0 4NX
Type: Telecommunications Code
System operator

Proposal : Proposed telecommunications installation, Proposed 18m Phase 8 Monopole C/W
wraparound Cabinet at base and associated ancillary works.

Date Decision: 16.03.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/00193/HSE
Location : 2 Cooper Road
Croydon
CR0 4DL
Type: Householder Application
Ward : **Waddon**

Proposal : Erection of ground floor rear and side extension, and two storey side extension.

Date Decision: 16.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00375/LP
Location : 12 Hyrstdene
South Croydon
CR2 6JW
Type: LDC (Proposed) Operations
edged
Ward : **Waddon**

Proposal : Use of garage as a habitable room

Date Decision: 26.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06249/FUL
Location : 82A Crowther Road
South Norwood
London
SE25 5QR
Type: Full planning permission
Ward : **Woodside**

Proposal : Erection of rear dormer roof extension to property to create additional habitable space for
first floor flat.

Date Decision: 19.03.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Level: Delegated Business Meeting

Ref. No. : 21/00016/DISC **Ward : Woodside**
Location : Lonsdale House **Type: Discharge of Conditions**
Lonsdale Road
South Norwood
London
SE25 4JL

Proposal : Discharge of conditions 3 (materials), 4 (landscaping), 5 (privacy screening / visibility splays to parking spaces / security lighting / bin storage / cycle storage / EVCP / roof lights / finished floor levels), 9 (Construction logistics plan), 10 (Suds) and 18 (section drawings and balustrades) attached to planning permission 19/05962/FUL For the Demolition of existing house and garage, erection of a part one/part two/part three/part four storey building comprising 3 flats and fronting Lonsdale Road, and erection of 3 detached two storey houses in rear, formation of vehicular access and provision of associated off-street parking, refuse storage, cycle storage, and associated landscaping and boundary treatment.

Date Decision: 19.03.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/00277/HSE **Ward : Woodside**
Location : 43 Harrington Road **Type: Householder Application**
South Norwood
London
SE25 4LX

Proposal : Demolition and erection of single storey rear and side extension, and the removal of chimney.

Date Decision: 19.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00307/DISC **Ward : Woodside**
Location : 113-121 Portland Road **Type: Discharge of Conditions**
South Norwood
London
SE25 4UN

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Proposal : Discharge of Condition 2a attached to Planning Permission 16/05299/FUL for Alterations, Alterations to shopfront, erection of second floor extension and ground, first and second floor rear extension with basement to provide 5 three bedroom 5 two bedroom and 4 one bedroom flats, part demolition to rear, provision of associated parking, provision of associated refuse and cycle storage.

Date Decision: 19.03.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00384/FUL

Ward : Woodside

Location : Land R/o 14 Seymour Place
South Norwood
London
SE25 4XU

Type: Full planning permission

Proposal : Demolition of existing storage unit and construction of new residential dwelling residential dwelling fronting Belfast Road

Date Decision: 23.03.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/00410/HSE

Ward : Woodside

Location : 51 Stanger Road
South Norwood
London
SE25 5LD

Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 26.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00522/GPDO

Ward : Woodside

Location : 38 Oakley Road
South Norwood
London
SE25 4XQ

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 4.8 metres from the rear wall of the original house with a height to the eaves of 3.4 metres and a maximum height of 2.4 metres

Date Decision: 16.03.21

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/06295/FUL **Ward : West Thornton**
Location : 836 London Road **Type: Full planning permission**
Thornton Heath
CR7 7PA
Proposal : Alterations and change of use from shop (Class E) to shop, office and training centre
(Class EA, E(g)(i) and F1 uses)
Date Decision: 23.03.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/06575/DISC **Ward : West Thornton**
Location : 791 London Road **Type: Discharge of Conditions**
Thornton Heath
CR7 6AW
Proposal : Discharge of Conditions 3, 4, 6, 7, 13, 14, 16 and 26 attached to Planning Permission Ref
19/01563/FUL Demolition of existing buildings, erection of part three / part four storey
building, with flexible A1/A2/D1 Use Class at ground floor frontage, and provision of 17
flats with rear rooftop amenity area at third floor, provision of associated bin storage, and
cycle storage.
Date Decision: 16.03.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/00261/LP **Ward : West Thornton**
Location : 26 Raymead Avenue **Type: LDC (Proposed) Operations**
Thornton Heath **edged**
CR7 7SA
Proposal : Erection of single storey rear extension and dormer extension in rear roofslope;
installation of rooflights in front roofslope.
Date Decision: 15.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00268/LP **Ward : West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 29th March 2021

Location : 56 Stanley Road
Croydon
CR0 3QA

Type: LDC (Proposed) Operations
edged

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

Date Decision: 16.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00580/LP

Ward : West Thornton

Location : London Transport Garage
719 London Road
Thornton Heath
CR7 6AU

Type: LDC (Proposed) Operations
edged

Proposal : Part excavation (150mm) of land and full permeable tarmacadam resurface with provision of drain and soakaway.

Date Decision: 25.03.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/00395/AUT

Ward : Out Of Borough

Location : 69 - 71 Church Road
Anerley
London
SE19 2TA

Type: Consultation from Adjoining
Authority

Proposal : Adjoining Borough Consultation from the London Borough Of Bromley (reference 20/04432/FULL1); Demolition of the existing workshop and construction of residential block for 7no. 2 bedroom apartments together with ancillary refuse and cycle stores.

Date Decision: 23.03.21

Comments on adjoining borough consultation

Level: Delegated Business Meeting