

# Planning Committee Agenda



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

Reserve Members: Toni Letts, Bernadette Khan, Caragh Skipper,  
Stephen Mann, Pat Clouder, Andrew Pelling, Michael Neal,  
Richard Chatterjee, Ola Kolade and Jade Appleton

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 4 November 2021** at **6.00 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

KATHERINE KERSWELL  
Chief Executive and Head of Paid Service  
London Borough of Croydon  
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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 27 October 2021

Members of the public are welcome to attend this meeting, however we recommend that you watch the meeting remotely via the following link:  
<https://civico.net/croydon/meetings/13608>

If you would like to attend in person please note that spaces are extremely limited and are allocated on a first come first served basis. If you would like to attend in person please email [democratic.services@croydon.gov.uk](mailto:democratic.services@croydon.gov.uk) by 5pm the working day prior to the meeting to register your interest

If you would like to record the meeting, we ask that you read the guidance on the recording of public meetings here before attending.

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

The agenda papers for all Council meetings are available on the Council website [www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)

If you require any assistance, please contact Michelle Ossei-Gerning 020 8726 6000 x84246 as detailed above.

## AGENDA – PART A

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

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

### 2. **Minutes of Previous Meeting**

To approve the minutes of the meetings held on Thursday 29 July 2021, Thursday 9 September 2021, Thursday 23 September 2021 and Thursday 21 October 2021 as an accurate record.

*(To Follow)*

### 3. **Disclosure of Interest**

Members and co-opted Members of the Council are reminded that, in accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, they are required to consider **in advance of each meeting** whether they have a disclosable pecuniary interest (DPI), an other registrable interest (ORI) or a non-registrable interest (NRI) in relation to any matter on the agenda. If advice is needed, Members should contact the Monitoring Officer **in good time before the meeting**.

If any Member or co-opted Member of the Council identifies a DPI or ORI which they have not already registered on the Council's register of interests or which requires updating, they should complete the disclosure form which can be obtained from Democratic Services at any time, copies of which will be available at the meeting for return to the Monitoring Officer.

Members and co-opted Members are required to disclose any DPis and ORIs at the meeting.

- Where the matter relates to a DPI they may not participate in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation.
- Where the matter relates to an ORI they may not vote on the matter unless granted a dispensation.
- Where a Member or co-opted Member has an NRI which directly relates to their financial interest or wellbeing, or that of a relative or close associate, they must disclose the interest at the meeting, may not take part in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation. Where a matter affects the NRI of a Member or co-opted Member, section 9 of Appendix B of the Code of Conduct sets out the test which must be applied by the Member to decide whether disclosure is required.

The Chair will invite Members to make their disclosure orally at the commencement of Agenda item 3, to be recorded in the minutes.

**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 7 - 8)**

To receive the following presentations on a proposed development:

There are none.

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

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

**6.1 19/04117/FUL 18 Pollards Hill West, Norbury, SW16 4NS**  
(Pages 13 - 32)

Demolition of the existing detached house and redevelopment to provide 9 x four bedroom detached houses with associated amenity space, vehicle parking, refuse and cycle storage.

Ward: Park Hill and Whitgift  
Recommendation: Grant permission

**6.2 21/00339/FUL 1 Kearton Close, Kenley, CR8 5EN**  
(Pages 33 - 60)

Demolition of existing dwelling and erection of 9 x 3 bedroom dwellings of 2 storeys plus accommodation in the roof with associated access, 18 parking spaces, cycle and refuse storage.

Ward: Kenley  
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 61 - 62)**

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

## **8.1 Weekly Planning Decision (Pages 63 - 122)**

Attached is a list Delegated Planning Committee Decisions taken between 11 October 2021 and 24 October 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."

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## **PLANNING COMMITTEE AGENDA**

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

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#### **1 INTRODUCTION**

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

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

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

#### **3 FURTHER INFORMATION**

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

#### **4 PUBLIC SPEAKING**

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

#### **5 BACKGROUND DOCUMENTS**

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

#### **6 RECOMMENDATION**

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

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## PLANNING COMMITTEE AGENDA

### PART 6: Planning Applications for Decision

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#### 1 INTRODUCTION

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

#### 2 MATERIAL PLANNING CONSIDERATIONS

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

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

### 3 **ROLE OF THE COMMITTEE MEMBERS**

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

### 4. **THE ROLE OF THE CHAIR**

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

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

## **5. PROVISION OF INFRASTRUCTURE**

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

## **6. FURTHER INFORMATION**

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

## **7. PUBLIC SPEAKING**

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

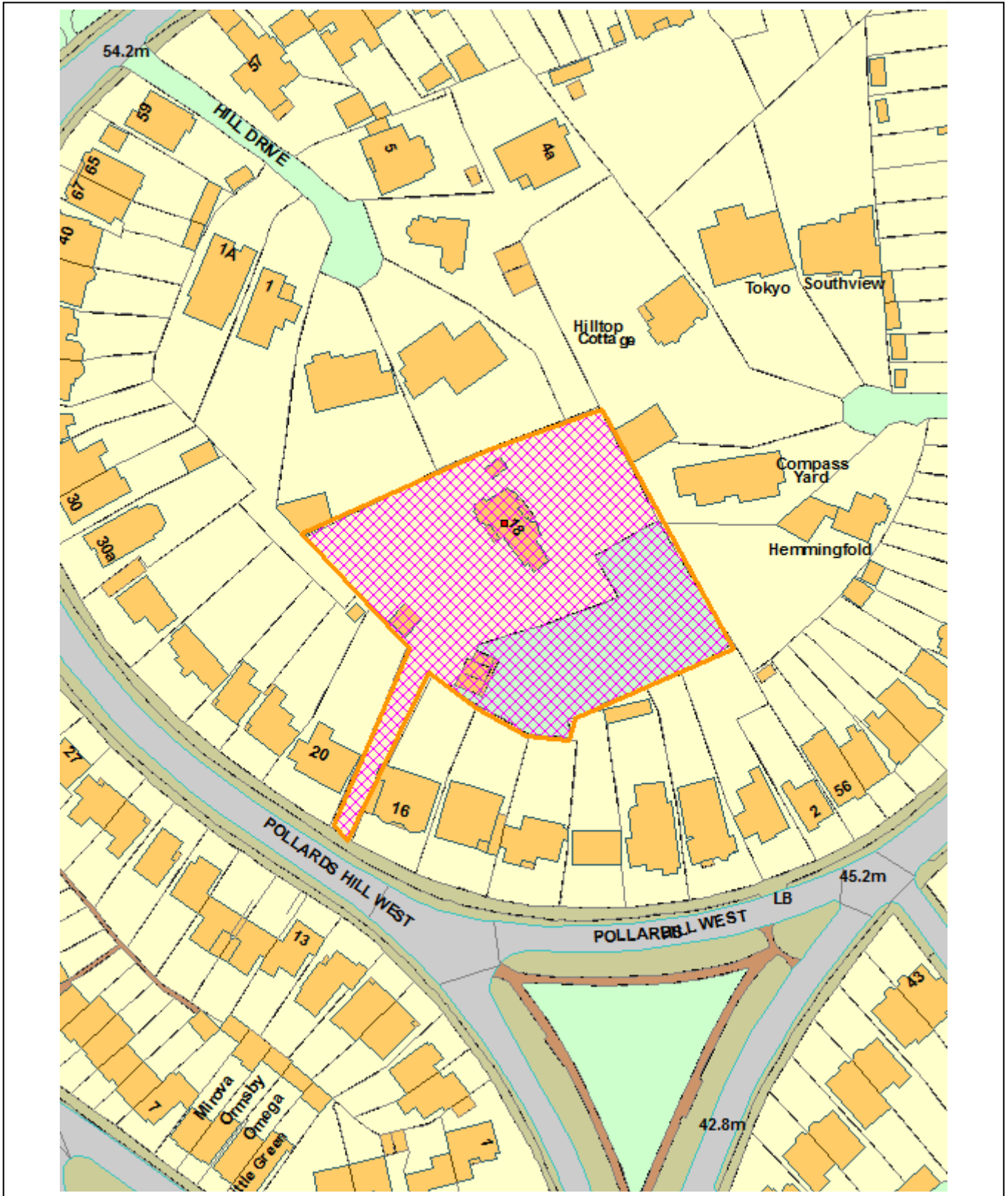
## **8. BACKGROUND DOCUMENTS**

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

## **9. RECOMMENDATION**

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

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## PLANNING COMMITTEE AGENDA

### PART 6: Planning Applications for Decision

### Item 6.1

#### 1.0 SUMMARY OF APPLICATION DETAILS

Ref:	19/04117/FUL
Location:	18 Pollards Hill West, Norbury, SW16 4NS
Ward:	Park Hill and Whitgift
Description:	Demolition of the existing detached house and redevelopment to provide 9 x four bedroom detached houses with associated amenity space, vehicle parking, refuse and cycle storage.
Drawing Nos:	18-1314-01C, Unnumbered Arboricultural Impact Assessment, 18-1314-10F, 18-1314-11H, 18-1314-12C, 18-1314-02E, 18-1314-05A, 18-1314-06A, 18-1314-07A, 18-1314-08A, Unnumbered Landscape Design, Surface Water Drainage Strategy 88950-Cropper-PollardsHW-150420-v2.0, Addendum Report 89689-140520-Mialex-PollardsHillW, ITP 285-1-04 P1, Planning Fire Strategy No 5 Dagmar Road, CRM.1916.001.EC.R.001, Unnumbered Preliminary Ecological Appraisal
Applicant:	Mr M Bernard, Bernard Construction UK LLP
Case Officer:	George Clarke

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

- 1.1 This application is being reported to Planning Committee because the ward councillor (Councillor Shafi Khan) made representations in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

#### 2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission subject to the completion of a legal agreement to secure the following:

£13,500 sustainable transport contribution towards initiatives such as cycle lanes and car clubs

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

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

### **Conditions**

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

#### Pre-commencement

3. Construction Management Plan and Construction Logistics Plan to be submitted
4. Material details to be submitted
5. SUDS details for Thames Water Sewer connection to be agreed with LLFA
6. Construction Environmental Management Plan for biodiversity to be submitted
7. Tree protection measures to be submitted

#### Pre-ground floor slab

8. Biodiversity Mitigation and Enhancement Strategy to be submitted
9. Visibility Splays to be submitted for access point to Pollards Hill West
10. Details of Eastern flank terrace screening for 'House 5' and 'House 9' to be submitted
11. Hard and soft landscaping details to be submitted

#### Pre-occupation

12. Details of electric vehicle charging points to be agreed and implemented
13. Details of Refuse/Cycle storage/Boundary treatment to be submitted

#### Compliance

14. No additional windows in the flank elevations
15. Car parking to be provided as specified
16. No obstruction within visibility splays
17. Development to meet Carbon Dioxide 10% reduction beyond Part L 2013 Building Regulations
18. 105 litre water usage
19. In accordance with the submitted Ecology Appraisal
20. In accordance with the submitted Fire Statement
21. Permitted development restriction
22. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

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



- 2.4 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 2.5 That, if within 6 months of the issue of a draft planning permission decision notice, the legal agreement has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

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

- 3.1 The proposal includes the following:
- Demolition of the existing detached house
  - Erection of 9x three storey, four bedroom homes with associated landscaping
  - Formation of a new shared access road
  - Provision of off street car parking
- 3.2 The scheme has been amended during the application process, with a further round of consultation undertaken. The amendments to the scheme are detailed as follows:
- Repositioning of the terraces for Houses 6-9 to the northern front elevations overlooking the access road rather than facing south toward Pollards Hill West
  - Changes to the drainage strategy to meet LLFA requirements
  - Details of the access road provided
- 3.3 A Preliminary Ecological Appraisal and bat/reptile surveys were submitted after the re-consultation took place; these details did not make any significant alterations to the scheme and therefore did not require further re-consultation.

#### **Site and Surroundings**

- 3.4 The site is in a backland location on the northern side of Pollards Hill West and covers an area of approximately 0.42 hectares. Access to the site is between 16 and 20 Pollards Hill West and there is an existing large detached house on the plot. As well as the house there are also a number of single storey outbuildings within the grounds. There are a number of trees on and adjoining the site, some of which are covered by TPO 18, 2015.
- 3.5 The surrounding area is residential in character, and comprises two distinct character types. Properties fronting Pollards Hill West, Pollards Hill East and Pollards Hill North are generally 2 storey detached and semi-detached houses. These three roads create a circle of development, behind which in back land locations are large detached houses within generous plots. These houses are also of varying designs and appearances.
- 3.6 The southern end of the site is within a Croydon Panorama as defined in the Local Plan. It is within Flood Zone 1 and has a very low risk of surface water flooding.



Image 1: Overhead view of the site facing west

### **Planning History**

- 3.7 On 8<sup>th</sup> March 2016 planning permission was granted under reference 15/04600/P for 'Demolition of existing building; erection of 2 five bedroom and 3 four bedroom detached houses with attached or detached garages; formation of access road and provision of associated parking'. This permission was not implemented and has expired.
- 3.8 On 16<sup>th</sup> February 2016 planning permission was refused under reference 15/04593/P for 'Demolition of existing building; erection of 6 four bedroom detached houses with attached or detached garages; formation of access road and provision of associated parking'. The grounds for refusal was in relation to trees and future pressure to prune or fell a TPO.

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

- The proposed development would create good quality family 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)
- The proposed development would respect the character of the area and not harm the visual appearance of the locality
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers
- The proposed development would not adversely impact local roads and would provide sufficient off-street parking
- The proposal would offer suitable living conditions for future occupiers
- The proposal would result in a loss of trees however, none are worthy of retention and replacements would be included in the landscaping scheme to be approved

- The proposal would not have harmful impacts upon ecology and biodiversity subject to appropriate conditions
- The proposal would not have an adverse impact on flooding and measures would appropriately mitigate the risk of subsidence
- Sustainability aspects can be controlled by conditions

## 5.0 CONSULTATION RESPONSE

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

### Lead Local Flood Authority (Non-Statutory)

5.2 This scale of development would not have normally triggered LLFA referral, however due to the large number of neighbour objections received raising flooding and subsidence concerns the LLFA has been formally consulted. After discussion and a revised drainage strategy was received from the applicant the LLFA were satisfied commenting that the development meets their requirements, subject to a suitable planning condition regarding the connection to the Thames Water Sewer. (OFFICER COMMENT: a condition is recommended).

### Place Services (Ecology consultants)

5.3 A Preliminary Ecological Appraisal and Bat Emergence and Reptile Survey were submitted and sent to the Council's consultants for review. The response raised no objection subject to securing sufficient ecological mitigation for biodiversity through recommended conditions. (OFFICER COMMENT: a condition is recommended).

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by letters of notification to neighbouring properties in the vicinity of the application site. A re-consultation was also made with amended plans. The number of representations received from neighbours, MPs and local groups in response to notification and publicity of the application are as follows:

No of individual responses: 116    Objecting: 114    Supporting: 0    Comment: 2

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	See paragraphs 8.2 - 8.11
Loss of an existing characterful home	See paragraph 8.13
<i>Design</i>	
The plans do not detail the height of the dwellings	The proposed elevation drawings are to scale and measurable

Three storeys would be out of character for the area	See paragraphs 8.14 and 8.16
Too tall	See paragraphs 8.14 and 8.16
The proposed terraces are out of character for the area	See paragraphs 8.15 – 8.17
Harm to the panorama skyline	See paragraph 8.16
Materials not in keeping with existing residential styles	See paragraph 8.17
<i>Amenities</i>	
The terraces would overlook neighbours	See paragraphs 8.19 and 8.20
Overlooking and loss of privacy from the new windows	See paragraphs 8.19 and 8.20
The gardens would be too small	See paragraph 8.24
Light pollution	See paragraph 8.21
Rooms would be too small	See paragraph 8.23
Loss of light to neighbours	See paragraphs 8.19 and 8.20
Inaccurate information and Compass Yard is much closer to the development than stated	See paragraph 8.19
<i>Traffic &amp; Parking</i>	
The access road lacks room for pedestrians	See paragraph 8.28
Inadequate turning for vehicles and safety concerns	See paragraph 8.30
Additional traffic to the area	See paragraph 8.30
Increased traffic noise	See paragraphs 8.21 and 8.30
Additional air pollution	The scale of the development and associated car parking would not result in significant increases in air pollution and sustainable technologies such as electric vehicle charging points can be required by condition
<i>Other matters</i>	
Concern with drainage and subsidence	See paragraphs 8.39 – 8.42
Could cause structural damage to existing homes	See paragraphs 8.39 – 8.42
Thames water supply problems	There is not a known issue with water supply
Added strain on local services	See paragraph 8.45
There is a covenant on the land	Not a material consideration
Concern with the removal of trees and lack of replanting	See paragraphs 8.35 – 8.38
Loss of ecology	See paragraphs 8.35 – 8.38
Harm to birds	See paragraphs 8.35 – 8.38

Construction noise	Whilst this is an unavoidable reality of development, hours of works would be controlled through a Costruction Logistics Plan which can be secured by condition
Loss of property value	Not a material consideration
The applicant does not own the land	The agent has completed Certificate A on the application form to state that the applicant is the sole owner of the land

6.3 Councillor Shafi Khan referred the application to Planning Committee and objected on the following grounds:

- The appearance and character of the Pollards Hill Area is worth preserving
- It would be wrong to demolish a good quality existing home
- 9 new houses would be cramped
- Neighbour privacy would be compromised
- Single lane access and additional traffic noise
- Loss of local wildlife and trees
- Increased water runoff and flood risk
- No development should be allowed due to the structural impact
- Numbers 2-16 Pollards Hill West have covenants

## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations. Such determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan (March 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) (2021). 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 latest version of the NPPF has an increased focus on good design.

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

### Croydon Local Plan (adopted February 2018)

- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character

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

#### London Plan (adopted March 2021)

- 7.4 The London Plan sets a new housing target of 20,790 homes over the period of 2019-2029 for the borough, with “small sites” required to provide a minimum of 6,470 of these homes. The minimum small site housing target for Croydon of 641 homes a year is not dissimilar to but slightly larger than the adopted 2018 Croydon Local Plan target of 592 each year. At 0.42 hectares this site is not a small site in London Plan terms but would contribute to the delivery of the new housing target.
- 7.5 The overall housing target in the London Plan is 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore Croydon is required to deliver more new homes than our current Croydon Local Plan 2018 and previous London Plan (incorporating alterations 2016) targets.
- 7.6 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
  - D12 Fire safety
  - H1 Increasing housing supply
  - H10 Housing size mix
  - S1 Developing London’s social infrastructure
  - S4 Play and informal recreation
  - HC1 Heritage conservation and growth
  - G1 Green infrastructure
  - G4 Open space
  - G5 Urban greening
  - G6 Biodiversity and access to nature
  - G7 Trees and woodlands
  - SI1 Improving air quality

- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI5 Water infrastructure
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

7.7 There is relevant Supplementary Planning Guidance as follows:

- Croydon Suburban Design Guide Supplementary Planning Document April 2019
- Croydon SPG 12: Landscape Design

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

8.1 The principal issues of this particular application relate to:

1. Principle of development
2. Housing
3. Density of development
3. Townscape, design and visual impact
4. Residential amenity for neighbours
5. Housing quality for future occupiers
6. Access, parking and highway safety
7. Trees and ecology
8. Flood and subsidence risk
9. Sustainability
10. Other planning matters

### The Principle of Development

8.2 This proposed development needs to be assessed against a backdrop of significant housing need, not only across Croydon but across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the LB Croydon, there is a requirement to deliver a minimum of 20,790 new homes over the period of 2019-2029.

- 8.3 In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.
- 8.4 This presumption includes places such as Norbury, which is identified in the “Places of Croydon” section of the CLP (2018) as being an area for sustainable growth of the suburbs with some opportunity for windfall sites and infilling, together with dispersed integration of new homes will respect existing residential character and local distinctiveness. The Croydon Suburban Design Guide (2019) sets out how suburban intensification can realise high quality outcomes. The challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.5 The principle of the demolition of the existing house on the site was established in the approved 15/04600/P application and the building is not subject to statutory or local listing.
- 8.6 The site is located within an existing residential area and for the reasons outlined above, providing that the proposal accords with all other relevant material planning considerations, the principle of development can be supported.

#### Housing

- 8.7 CLP Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough’s need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 requires a minimum provision of homes designed with 3 or more bedrooms on sites of 10 or more dwellings. In suburban settings with low PTALs, the requirement is 70% 3+ bedroom units.
- 8.8 Bearing in mind that this scheme proposes less than 10 residential units, there is no specific policy requirement to deliver the 70% 3+ bedroom requirement. Notwithstanding, the proposal seeks to provide all units as 4 bedroom family homes which would contribute to the 30% strategic family housing target.
- 8.9 As the scheme proposes less than 10 residential units, there is no policy requirement to deliver a proportion of these houses as affordable accommodation.
- 8.10 CLP Policy DM1.2 seeks to prevent the net loss of 3-bedroom homes (as originally built) and homes less than 130m<sup>2</sup>. In this case the existing house has 5 bedrooms and is larger than 130sqm. The proposal would provide 9 family sized homes which is a net gain of 8 and contribute to family housing targets as envisaged by the development plan.

#### Density of development

- 8.11 Policy D2 of the London Plan requires the density of development proposals to be proportionate to a sites connectivity and accessibility by sustainable means



of transport. Policy D3 encourages the best use of land by following a design led approach which optimises site capacity whilst responding to a sites context and the areas capacity for growth. The site has a suburban setting with a PTAL rating of 1b which indicates very poor access to public transport. The proposed density of development would equate to 118 habitable rooms per hectare which is appropriate. This is not considered to under develop the site given the poor public transport accessibility but rather optimises the sites capacity to deliver new housing, in accordance with the objectives of the London Plan.

### Townscape, design and visual aspect

- 8.12 The surrounding area is wholly residential in character. There are some larger detached properties, like at the application site, which are accessed via a cul-de-sac or private drive in a 'backland' location. Adjoining sites in this group of houses include No.2-4 Hill Drive, Hemmingfold, Compass Yard and Hilton Cottage. The majority of these buildings are well spaced from each and set well back from the access road. There are also homes fronting Pollards Hill North, West and East which have smaller plot sizes and are grouped closer together.
- 8.13 The CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) the scale, height, massing and density; c) the appearance, existing materials and built and natural features of the surrounding area. Approaches to scale and mass are further outlined in the Suburban Design Guide.
- 8.14 The development would be laid out in a lineal format with homes on either side of a new access road. This layout would have a similar pattern to the homes on Pollards Hill North, West and East rather than follow the more generous spacing afforded to the existing backland detached homes on adjacent plots. Nevertheless the new dwellings would be detached and maintain a good degree of openness within the site. Each home would have front, rear and side garden areas. The inward facing site layout would provide natural surveillance and the proposed car parking areas would be broken by areas of grass and tree planting. It is considered that the result is a logical and legible development that is suitable for the suburban character of the area.



Image 2: Proposed site layout and massing

- 8.15 The dwellings would be part subterranean and have been designed to make use of the existing topography which is encouraged in the Suburban Design Guide. The layouts would meet Local Plan guidance in providing three storeys whilst minimising the height of the homes. Given the low residential nature of the proposed built form, the Croydon panorama from Pollards Hill to Croydon Metropolitan Centre would not be adversely affected.
- 8.16 The design has followed a contemporary reinterpretation approach as per Section 2.8 (Approaches to Character) in the Suburban Design Guide. The proposal draws design cues from the locality, reinterpreting these traditional character forms and material palette in a contemporary way. This is demonstrated by the pitched roof design which emulates local traditional roof forms while the use of zinc cladding provides a contemporary finish. Two types of brick would be used, with a darker choice for the lower levels and lighter brick for the upper. The proposed elevations incorporate depth and variation, appearing as visually interesting modern homes.

#### Residential amenity for neighbours

- 8.17 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.



Image 3: Visual from the east showing 'House 9' (near left) and 'House 5' (near right)

- 8.18 The closest residential neighbour is Compass Yard to the east. This is a bungalow with a flat roof which would be separated from the side of 'House 5' and 'House 9' by approximately 12 metres. There is a secondary full length window serving a bedroom on the western flank which would face toward the flat roof area of 'House 5' and it is considered that the scale and position of both Houses 5 and 9 would not result in any harmful loss of light to this room. The homes would have primary elevations facing inward and the low level east facing windows to 'House 5' would be positioned far enough back so not to overlook Compass Yard but rather face the side wall of an existing non-residential building with a dual pitched roof on the boundary (see Image 4 below). As well as the hard boundary treatment, tree planting is also proposed to provide natural screening. This would not result in a loss of privacy. A condition will be applied

to ensure there is screening on the eastern flanks of the terraces for 'House 5' and 'House 9' to prevent overlooking from these areas.



Image 4: Compass Yard

8.19 For other neighbours, apart from 14 Pollards Hill West which has a single storey rear extension approximately 15 metres from the proposed development, each would be at least 18 metres from the new homes as recommended for window to window separation within the Suburban Design Guide (2019). Since the original submission the scheme has been amended so to remove the rear south facing terraces on Houses 6-9 and reposition them to the front. This would increase the protection afforded to the rear gardens of homes on Pollards Hill West from a loss of privacy. This is particularly important for House 6 and the relationship with 14 Pollards Hill West which is the closest neighbour to the south. The orientation of House 6 toward the south-east rather than directly south would ensure this neighbour is not harmfully overlooked from the first floor kitchen/living/dining area and plans for this individual house show obscure glazing window to side window of the ground floor rear bedroom, so to further mitigate any potential loss of privacy 14 Pollards Hill West. Houses 1-5 have similarly been designed so to minimise any effect upon adjoining neighbours on Hill Drive. It is considered that there would be no harm to neighbours through loss of light, outlook or privacy.



Image 5: Block plan showing the development and surrounding neighbours

8.20 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 additional dwellings and creation of a formal access road would increase the number of vehicle movements to and from the site, but this would not be significant and is not considered harmful.

- 8.21 Overall, whilst the proposed development would inevitably change existing relationships and modify the existing open outlook enjoyed by neighbouring residential occupiers, the form, mass and detailing of the proposed development would have acceptable amenity impacts.

#### Housing quality for future occupiers

- 8.22 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the internal amenity space. All of the proposed dwellings would meet the minimum required internal space standards and there is storage space within each. The layouts of the homes and outlook afforded to each is good with no single aspect dwellings. This and the large areas of glazing would provide ample natural light.
- 8.23 Each of the homes would have side and rear gardens. These would be of limited quality due to the hilly topography. Houses 1-5 would have an 18m<sup>2</sup> terrace at second floor and Houses 6-9 would have terraces at first floor and lower ground floor level giving a total area of 45m<sup>2</sup>. All dwellings would therefore have usable amenity areas larger than as required by the minimum space standards outlined in Local Plan Policy DM10.4 and each house would have an outdoor area that receives good levels of daylight. These spaces would also provide ample areas in which children could play.
- 8.24 In terms of accessibility, House types 6-9 would be M4(2) building regulation compliant, whilst House Types 1-5 would strictly be M4(1), although the stair widths are sufficient within House Types 1-5 that a stair-lift could be installed to provide step-free access to upper floors. The London Plan gives some flexibility, requiring exceptional circumstances for non-provision of a lift – and only in blocks of flats of four storeys or less. Given the scheme is for houses and not a block of flats, combined with the challenging topography and orientation which means step-free access to ground floor accommodation with living areas (as required by M4(2)) is only possible in Houses 6-9, this is accepted and will be controlled via condition.
- 8.25 A Fire Safety Strategy has been submitted which sets out how the proposal can meet policy D12 (A) of the London Plan and is considered to be acceptable.
- 8.26 The development is considered to result in a high quality development suitable for families, with adequate amenities and providing a good standard of accommodation for future occupiers in accordance with policy.

#### Access, parking and highway safety

- 8.27 The proposed access road and driveways would be surfaced in tanked permeable paving. The access would be 4.8m wide including a 1.2m wide pedestrian area. A condition is recommended for lighting details of this route to

provide legibility to the development and safety for users, whilst making sure there is no harmful light overspill to neighbours.

- 8.28 The Public Transport Accessibility Level (PTAL) is 1b which indicates poor accessibility to public transport. The London Plan 2021 and Policy DM30 of the Croydon Local Plan 2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and dwelling size. 18 car parking spaces would be provided within the development which exceeds the London Plan maximum of 1.5 per each home with 3 or more bedrooms. Given the low PTAL, family accommodation proposed, level of representation received in relation to potential for parking overspill and space within the site to accommodate them without compromising soft landscaping, officers consider this would be an acceptable provision. In compliance with the London Plan 20% of these spaces must have electric vehicle charging points and this could be secured by way of a condition. A contribution is also to be secured through a S106 of £1500 per dwelling from the developer to go toward sustainable transport initiatives in the borough and reduce strain on the road network.
- 8.29 There is space available on site to allow large vehicles such as refuse trucks to turn and exit in forward gear. A condition is recommended to require suitable visibility splays at the access point to Pollards Hill West and officers are satisfied that the scheme would not harm the safety and efficiency of the highway network. It is considered the network and transport impacts associated with the developments on traffic and transport would be minor and it is unlikely to have a significant impact on highway safety.
- 8.30 The access to the side of the property would be of sufficient width to allow a fire vehicle to access and fire safety would not be compromised.
- 8.31 Cycle storage facilities would be within the proposed garages and there is room to comply with the London Plan (2021) which requires two covered and secure cycle spaces per dwelling. Full details of the cycle stores can be required by condition.
- 8.32 The refuse stores would be within the generously spaced forecourts serving each dwelling. The stores would be appropriately accessible and details can be required by condition to ensure that they are of sufficient size and suitable appearance.
- 8.33 A Construction Logistics Plan condition is recommended to minimise the potential disruption arising from the construction works.

#### Trees and ecology

- 8.34 Policy DM28 states that the Council will protect and enhance the borough's trees and hedgerows by not permitting development that would result in the avoidable loss or excessive pruning of preserved trees or hedgerows or those that make a positive contribution to the character of an area. London Plan Policy G6 seeks

development to provide a biodiversity net gain and G7 seeks to ensure trees of value are retained.

- 8.35 An Arboricultural Impact Assessment has been submitted by the applicant. A total of 53 trees are included in the report and 3 have been classed as Category A quality, the highest category available under the British Standard 5837:2012. These are trees T20 and T21 which overhang the northern boundary and T51 which overhangs the southern boundary of the site. These trees are covered by a TPO and would be retained. A single Oak (T52) positioned along the southern boundary has been classed as Category B. This tree is of a good quality and would also be retained. Tree protection measures for these specimens have been provided and these details are recommended to be secured by condition to prevent them from harm during construction.
- 8.36 The development would result in the loss of 18 Category C trees and the removal of 20 other Category U examples. New planting is proposed featuring 22 trees of various species as well as several areas of hedging. The landscaping plan includes edible hedges formed by cordon apple trees. Full details of the soft landscaping will be required by condition in order to include a greater number of native species and taking into account the topography of the site so to ensure a high quality and suitably diverse environment.
- 8.37 A Preliminary Ecological Appraisal has been submitted with the application, along with a reptile and bat survey. The reptile survey submitted concludes that such species are likely absent from the site and the bat survey found no evidence of roosting bats within the building or trees. Appropriate mitigation and enhancement measures for wildlife such as bat bricks, hedgehog domes, bee bricks and bird boxes have been included within the Ecological Appraisal and a condition is recommended to secure these. The development is considered to be acceptable in terms of trees and ecology.

#### Flood and subsidence risk

- 8.38 A number of representations have been made to the Council concerned with the potential flood risk and subsidence implications of the development.
- 8.39 The site is within Flood Zone 1 and has a very low risk of flooding. Despite this and the fact that a development of this scale would not normally trigger LLFA referral the LLFA were consulted, primarily due to the high number of representations from neighbours raising concerns related to the London Clay soil. The sustainable drainage strategy for the site would involve the direction of water runoff into a 866m<sup>2</sup> tanked permeable paving area of 134.1m<sup>3</sup> capacity, fitted with a hydroflow brake so to control discharge into the sewers. Revisions were made to the drainage strategy by the applicant following advice and the final proposals have been deemed acceptable by the LLFA subject to a condition concerning the connection to the Thames Water sewer. The drainage proposal would satisfactorily reduce the risk of flooding to this and surrounding sites in accordance with Local Plan Policy DM25.



- 8.40 While Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely, the National Planning Policy Framework (July 2021) states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by, land instability. The NPPF goes on to state that in order to prevent unacceptable risks from land instability, planning decisions should ensure that new development is appropriate for its location. It advises that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. The NPPF advises that planning decisions should ensure that a site is suitable for its new use taking account of land stability and any proposals for mitigation, with adequate site investigation information, prepared by a competent person.
- 8.41 Due to the presence of London Clay across the site the new foundation structure would be a piled foundation with a reinforced concrete retaining wall, designed in accordance with the latest British Code of Practice for building design and meeting the requirements of National House Building Council (NHBC) guidelines for constructing new properties in shrinkable London Clay.
- 8.42 Given the above measures the development is not considered to pose subsidence or flooding risks in the area.

#### Sustainability

- 8.43 London Plan Policy SI 2 requires all new build residential development of fewer than 10 units to achieve the national technical standard for energy efficiency in new homes set at a minimum of 10% CO2 reduction beyond Part L of the Building Regulations and requiring new build development to meet a minimum water efficiency standard of 105 litres/person/day (plus allowance of 5 litres for external water consumption). Consequently, it is recommended that planning conditions be imposed to ensure that the development achieves both requirements.

#### Other planning matters

- 8.44 Representations have raised concerns that local services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

#### **Conclusions**

- 8.45 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard and appropriate in relation to residential amenity, impact on the amenity of neighbouring properties, transport, sustainability, trees, biodiversity and flooding. Thus the proposal is considered in general accordance with the relevant policies.

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





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**KEY:**

Rev.	Date	By:	Check:	Amendments:

Project : 1 Kearton Close, Croydon, CR8 5EN

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Title : Site Plan as Existing

**CX13-S3-100**

Project No. CX-13	Format: A1
Date: 04.08.2021	Scale: 1 : 200
Drawn by: G.S	Checked by: J.M.

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**1.0 APPLICATION DETAILS**

Ref: 21/00339/FUL  
 Location: 1 Kearton Close, Kenley, CR8 5EN  
 Ward: Kenley  
 Description: Demolition of existing dwelling and erection of 9 x 3 bedroom dwellings of 2 storeys plus accommodation in the roof with associated access, 18 parking spaces, cycle and refuse storage.  
 Drawing Nos: CX13-S3-100; CX13-S3-101B; CX13-S3-102; CX13-S3-103F; CX13-S3-104B; CX13-S3-105B; CX13-S3-111B; CX13-S3-112B; CX13-S3-113B; CX13-S3-114B; CX13-S3-116B; CX13-S3-117B; CX13-S3-119B; Hard Landscaping Plan – Part A; Hard Landscaping Plan Rev C – Part B; Soft Landscaping Plan Rev C – Part A; Soft Landscaping Plan Rev C– Part B;  
 Agent: Aventier LTD  
 Applicant: Mr Gerasimos Stamatelatos  
 Case Officer: Jeni Cowan

	<b>3b6p</b>	<b>4b8p</b>	<b>TOTAL</b>
<b>Existing</b>	0	1	1
<b>Proposed</b> (all market housing)	9	0	9

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
18	18

1.1 This application is being reported to Planning Committee in accordance with the following committee consideration criteria:

- Objections above the threshold in the Committee Consideration Criteria

**2.0 RECOMMENDATION**

2.1 That the Planning Committee resolve to GRANT planning permission subject to the completion of a legal agreement to secure the following:

- A financial contribution of £13,500 for sustainable transport improvements and enhancements
- Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport.

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

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

Conditions

1. 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 sustainable urban drainage scheme (SUDS) details
4. Biodiversity enhancement strategy
5. Construction environmental management plan for biodiversity
6. Construction Logistics Plan
7. Conditions survey of public highway

Pre-Occupation Conditions

8. External materials and samples
9. Submission of cycle store details; floor plans, elevations, materials, and provision of visitor cycle parking
10. Wildlife lighting design scheme
11. Submission of details of EVCPs
12. Submission of details of semi-mature planting on both side boundaries

Compliance Conditions

13. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
14. Development in accordance with accessible homes requirements; one unit to be M4(3) and other M4(2)
15. Blue Badge parking bay
16. Refuse and recycling details as shown on plan CX13-S3-116B
17. In accordance with Tree Protection Plan and Arboricultural Impact Assessment
18. In accordance with hard and soft landscaping plan, plus 5 year maintenance plan
19. Compliance with energy and water efficiency requirements
20. Action required in accordance with ecological appraisal recommendations
21. Compliance with Fire Strategy Statement
22. 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
7. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport



- 2.4 That the Planning Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990
- 2.5 That, if within 6 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.

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

#### **Proposal**

- 3.1 The proposal seeks planning permission for the demolition of the existing detached dwelling and a comprehensive redevelopment of the site to form a mews style development. The proposed development would result in an intensification of residential accommodation on the site to provide 9 family sized dwellings, each provided with private amenity space. There are also 18 car parking spaces and 18 cycle parking spaces proposed, as well as communal refuse stores, and a revised site access. Landscaping and other alterations are proposed.

#### Amendments

- 3.2 Throughout the course of the application, amendments were submitted which were re-consulted on for a period of 14 days. These include the following changes to the scheme:
  - The front dwellinghouse has been reduced in height; and
  - The dwellings were moved back from the boundary shared with the properties on Uplands Road, due to concerns on the impact to trees.
- 3.3 Following these amendments, further amendments were requested which included the following changes:
  - The floor to ceiling heights were increased to be 2.5m, which subsequently raised the height of the buildings from 16.69m to 17.34m, a difference of 0.65m; and
  - The waste bins were relocated to the front of individual properties instead of being amalgamated in two bin stores outside of the curtilage of each dwelling.
- 3.4 These second set of amendments are considered to be minor and were therefore not re-consulted on. This does not prejudice neighbouring objectors.



Figure 1: Proposed front view of detached dwelling fronting onto Kearton Close

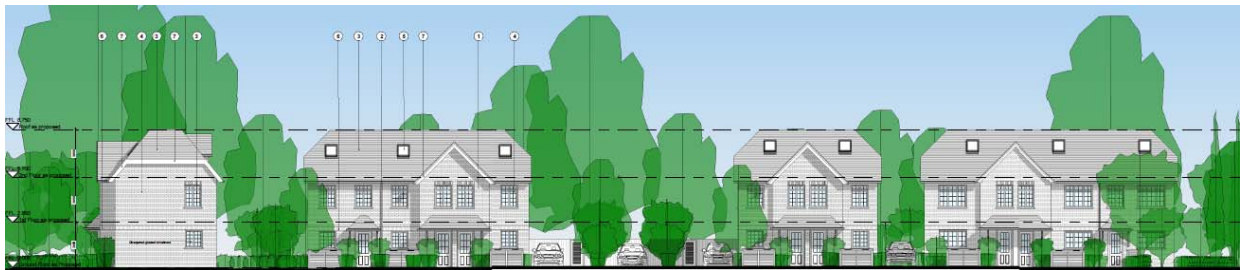


Figure 2: Proposed view within the development site

### Site and Surroundings

- 3.5 The application site comprises a detached dwelling centrally positioned on a broadly rectangular shaped plot on the southern side of Kearton Close in the Kenley ward. The application dwelling is a bungalow with a hipped pitched roof. There are many trees which border the site, and are within close proximity of the existing dwelling house.
- 3.6 The surrounding area is suburban and residential in nature with varying types of buildings, predominantly detached and semi-detached dwellings. The surrounding area comprises residential properties which are similar in scale and massing.
- 3.7 Land levels fall towards the south of the site. The site is at very low risk of surface water flooding and is in flood zone 1. The application site has a PTAL of 0.

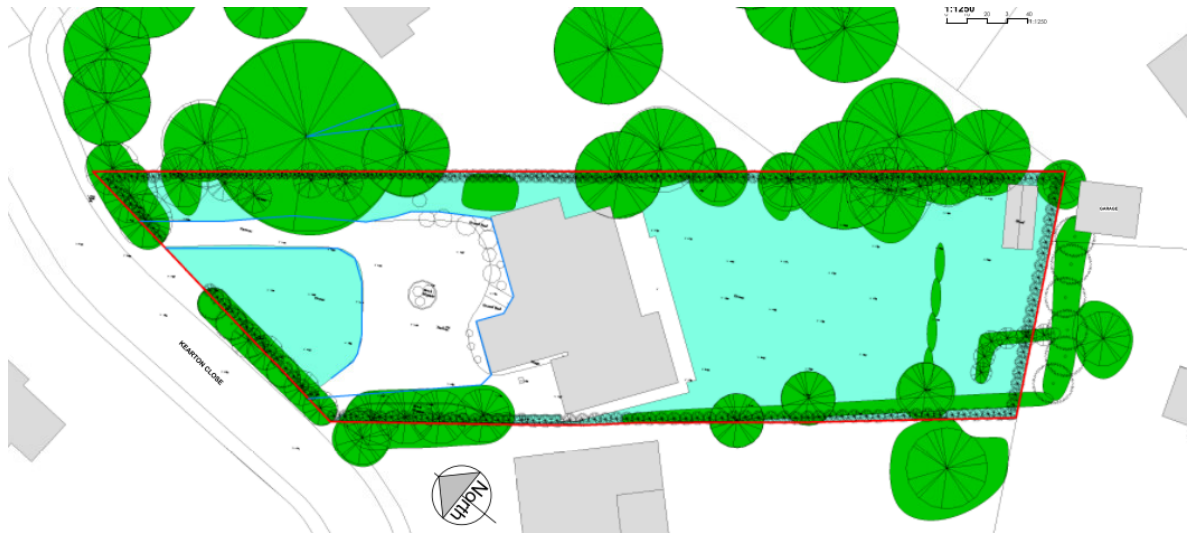


Figure 3: Existing site plan

## Planning History

3.8 The site history is set out below.

Reference	Description	Decision	Date
20/05075/FUL	Full planning application for the demolition of a single-family dwelling and erection of one 3 and 4 storey block, containing 2 x 4 bedroom and 2 x 2 bedroom semi-detached Houses and 2 x 1-bedroom, 8 x 2 bedroom and 5 x 3 bedroom Apartments in total 19 Units with associated access, 23 parking spaces, cycle storage and refuse store at 1 Kearton Close, Kenley, CR8 5EN.	Withdrawn	25.01.2021
18/05877/FUL	Full planning application for the demolition of single-family dwelling and erection of three storey building for nine flats with associated access, 9 off-street parking spaces, cycle storage and refuse store.	Withdrawn	05.04.2019
01/02731/P	Erection of single storey side extension; erection of pitched roof over existing rear extension to include three dormers in rear roof slope	Granted	22.11.2001

3.9 Two pre-apps were submitted before the current application. The applications were submitted by the current agent as per this proposal.

Reference	Description
19/03860/PRE	Proposed demolition of a single-family dwelling and erection of a one 4 and 3-storey block containing 2x 4-bedroom, 4x 3-bedroom, 4x 2-bedroom and 9x 1-bedroom apartments/houses totalling 19 units with associated access, 26 parking spaces, cycle storage and refuse store.
18/03110/PRE	Demolition of existing dwelling and replacing with single block of apartments which is containing 9 apartments. The proposal is associated with access, parking spaces for 9 cars, cycle storage and refuse store.

3.10 There is history of relevance at the adjoining site, 2 Kearton Close, as follows:

Reference	Description	Decision	Date
21/03707/FUL	Proposed flatted development within the rear of no. 2 Kearton Close to comprise of three units including landscaping, cycle and refuse store.	Under consideration	
21/01326/FUL	Proposed flatted development within the rear of no. 2 Kearton Close to comprise of four units including landscaping, cycle and refuse store.	Refused	26.05.2021
20/02159/PIP	Residential development of 2 - 4 units	Approved for Permission in Principle	27.07.2020

#### 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable;
- There is an acceptable mix of unit sizes;
- The quality of accommodation is acceptable;
- The design and appearance of the development is an acceptable quality, and it is not considered that it would harm the character of the surrounding area;
- The proposed landscaping scheme will result in an enhancement to the street scene;
- The proposal would not create undue harm to the amenity of nearby residential properties and their occupiers;
- The level of parking and impact upon highway safety and efficiency would be acceptable;
- No harm to the existing trees on the site.



## 5.0 CONSULTATIONS

### LOCAL REPRESENTATION

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

5.2 The number of representations received from in response to the initial notification and publicity of the application are as follows.

No of individual responses: 40; Objecting: 40; Supporting: 0

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

<b>Objection</b>	<b>Officer comment</b>
<b><i>Character and design</i></b>	
Overdevelopment, too large/dense/deep for the site	Addressed in paragraphs 7.8 – 7.22 of this report
Bulk and mass will cause harm to the street scene/over dominant	
Homes in the area are detached/semidetached. No blocks of flats	
Design is out of character with surrounding properties due to its contemporary style	
Roof line is out of character with the 1930s/post-war properties in the vicinity	
The number and shape of windows in the front elevation make the building appear wider	
Proposed materials bear no relation to other buildings in the vicinity	
Fails to preserve the pattern of development	
Dominance of car parking and bins at the front	
<b><i>Impacts on neighbouring amenity</i></b>	

Overlooking towards adjoining neighbours due to side windows	Addressed in paragraphs 7.32-7.56 of this report
Increased height dominates neighbouring properties	
Building lines are deeper than neighbouring properties	
Loss of light to neighbouring properties	
Noise from new residents using the outside space will be detrimental to local residents and wildlife	The use of the site would remain as residential, and the anticipated noise are not expected to exceed standard domestic levels.
Noise from construction.	A construction logistics and management plan condition would be imposed. Construction works cannot take place out of permitted hours as outlined on the councils website. The construction process would need to comply with environmental health legislation.
<b><i>Transport and highways impacts</i></b>	
Inadequate car parking provision. On street parking on Hartley Down would cause traffic congestion	Addressed in paragraphs 7.68-7.74 of this report
Traffic will cause congestion, noise and pollution and damage to the roads	
The parking study takes a snapshot during a weeknight only and should be undertaken during the weekend	The Lambeth methodology requires surveys to be undertaken in the night when the highest numbers of residents and cars are likely to be home
Where will delivery and service vans, ambulances and taxis stop	There is sufficient space within the site for delivery and servicing.
Inadequate provision for bins. Bins would be left on the pavement	The proposal includes individual bin stores for each dwelling.
<b><i>Quality of accommodation</i></b>	

Lack of private amenity and play space	Addressed in paragraphs 7.23-7.31 of this report
<b><i>Flooding</i></b>	
Flood risk, moving the soil on the site would result into water run-off to properties lower down the hill	A condition would be attached for submission of the final details of the proposed SUDS measures.
Paved parking area does not have provision for drainage so will increase flood risk	Permeable paving would be used on the parking forecourt.
<b><i>Trees</i></b>	
Detrimental impact on sylvan character and loss of trees, shrubs and hedges;	Addressed in paras. 7.57-7.67 of this report.
<b><i>Ecology and Biodiversity</i></b>	
Paving over gardens would result in a loss of ecological environments and the removal of trees would be harmful	Discussed in paragraph 7.84-7.88 below
<b><i>Other matters</i></b>	
Burden on local amenities including sewage, gas, electricity, water. Lack of provision of local infrastructure	The development will make a CIL payment to contribute towards infrastructure and services
Flats not appropriate in this area of single family dwellings	Flats are not part of this scheme; the proposal relates to 9no. single family dwellings.
Croydon is overpopulated	Croydon's housing needs are set out in both policies and specialist reports which make clear the amount of additional homes required

5.4 The Welcomes Road and Uplands Road Residents Association (WURA) have objected to the application. In summary, their concerns relate to the following items:

- Impact on roads and traffic safety;
- Inadequate parking;
- Inadequate construction management plan;
- Impact on the long-established nursing home adjacent during the construction phase;
- Impact on trees;
- Waste management the plan does not provide adequate space for recycling facilities;
- Impact of developing so many individually relatively small sites;

- Impact on the infrastructure of the drainage and gas supply with the increased capacity.

## **6.0 RELEVANT PLANNING POLICIES AND GUIDANCE**

- 6.1 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 London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012).
- 6.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) (2021). 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.
- 6.3 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
- D12 Fire Safety
- 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)
- SPG 12: Landscape Design
- 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)

## **7.0 MATERIAL PLANNING CONSIDERATIONS**

7.1 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
- Impacts on trees
- Landscaping
- Impacts on ecology and biodiversity
- Access, parking and highways impacts
- Waste / Recycling Facilities
- Sustainability and Flood Risk

### **Principle of Development**

7.2 The London Plan (LP) and the National Planning Policy Framework (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.

7.3 Policy SP2.1 of the Croydon Local Plan (CLP) 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.

7.4 LP policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way. Policy H3 seeks to significantly increase the contribution of small sites to meeting London's housing needs.

- 7.5 The site's existing use is residential and as such the proposed redevelopment of the site for residential purposes is acceptable. Given the above, the principle of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable.
- 7.6 CLP 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 four bedrooms and exceeds 130sqm. Each proposed dwelling would have three bedrooms; as such, there would be no net loss of family sized accommodation.
- 7.7 CLP 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. The proposal achieves 100% 3 bedroom accommodation and as such meets the strategic target and contributes to family housing provision for the borough.

### **Design and impact on the character of the area**

- 7.8 CLP policy SP4.1 states 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.
- 7.9 CLP policy DM10.1 has a presumption in favour of 3 storey dwellings, which should respect the development pattern, layout; siting, the scale, height, massing, and density; and the appearance, existing materials, and built and natural features of the surrounding area.
- 7.10 CLP Policy DM10.7 requires developments to incorporate high quality materials that respond to the local character in terms of other things durability, attractiveness, sustainability, texture and colour. This policy also requires roof forms to positively contribute to the character of the local and wider area with proposals being sympathetic with its local context.
- 7.11 Demolition: the existing dwelling does not hold any significant architectural merit, and it is not protected by any CLP policy, therefore, there is no objection to the demolition of this property.
- 7.12 Layout and siting: the site has a linear layout. One of the proposed properties would face directly onto Kearton Close, whilst the other 8no. dwellings would face at a 90 degree angle to this property (facing south-west) towards the neighbouring property, No. 2 Kearton Close. The dwelling facing onto Kearton Close would be detached; in sequence, there would be a terrace row comprising 3no. dwellings, then there would be a set of semi-detached properties, then another terrace row of 3no. dwellings. This is shown in figure 4 below:



Figure 4: Site Plan

- 7.13 The dwellings would be sited along the northern part of the site. Each would have a rear garden which would abut the party wall with the Uplands Road dwellings. This reinforces the strong suburban character of the surrounding area, which is defined by properties having large rear gardens. The space provided for each unit is of a sufficient size to enable a functional space to serve the family sized dwellings and they are compliant with policy.
- 7.14 Car parking has been integrated well within the development. Bay parking spaces have been provided to the front of the site and between the sets of dwellings, and parking is also provided to the sides of some dwellings. Along the site boundary with No.2 Kearton Close, 6no. parallel parking spaces have been positioned. The parallel parking spaces have been effectively screened with high level planting which will help soften the appearance and positively contribute to the verdant character of the application site and its surroundings. A communal area for bulky waste has been strategically placed and screened between parallel spaces, which will aid in blending this in to the surroundings.
- 7.15 CLP Policy DM10.1 (a) requires the development pattern, layout and siting must respect that of the surrounding area. The proposed layout of the site has been developed to form a linear style of development, with buildings aligning in a north west to south east alignment. Whilst different to the norm of alignment of properties along the southern side of Kearton Close, on the northern side of Kearton Close there is an 'off shoot' where properties follow a similar linear pattern of development around a cul-de-sac; therefore, linear patterns are evident within the local area.
- 7.16 With regards to the proposed pattern of development, the proposal includes a front facing detached dwelling, which would face towards Kearton Close. The placement of this property helps to reinforce the established pattern of development when viewing the site from Kearton Close. The linear development pattern would be positioned to the rear of this property and as such would be less visible from the public realm. As such, the proposal is considered to respect the pattern of development and helps to re-establish the urban grain of the locale and is considered acceptable in this regard.



- 7.17 Scale and massing: the proposed buildings are considered appropriate in relation to the context. Due to the retained trees fronting the site onto Kearton Close, the site has limited visibility due to the screening and would only be readily visible from Kearton Close.
- 7.18 The massing of the buildings would be set away from the neighbouring property at No. 2 Kearton Close by 13m at its closest, and would also be set in (in comparison to the existing dwelling on site) from the Uplands Road dwellings by 19.4m at its closest.
- 7.19 The proposed properties would be the same height and a similar style. The proposed linear row of dwellings would not be readily visible from the surrounding area. The height and scale of the dwellings would be similar to that of the detached dwelling fronting Kearton Close, and the surrounding residential properties which range from one to two storey. Given the secluded nature of this element of the proposal, the proposed development is considered acceptable in terms of its scale, massing and overall height.
- 7.20 External Finishes: The surrounding area has a varied mix of material finishes. Typically dwellings in this area are render finished painted in light colours. There are a number of examples of properties finished in brick. Brick finish properties tend to be finished in red/brown and light brown tones; London stock brick is not a character of this area. The proposed materials shown on the plans indicate a light brown facing brick, with white eaves detailing in the roof profile and a brown coloured roof tile. The materials are traditional in their design and appearance. The proposal includes tile pitched open sided porches and white aluminium framed windows with decorative glazing bars and white aluminium doors. Similar material finishes are found within the local area.
- 7.21 The above materials are indicative at this stage. Full details on the external materials and finishes are secured via condition to ensure the final details are assessed prior to the construction of the development and are suitably high quality.
- 7.22 Conclusion: The placement of the detached property to the front of the site reinforces the existing pattern of development within the immediate area; the height is compliant with policy and the approach to the massing is considered to sit well within the street scene. The design approach is considered to be of a high quality and subject to the approval of materials by condition, the design is in keeping and helps reinforce the suburban character of the environment. The proposal is considered to comply with policies SP4.1, DM10 and the Suburban Design Guide 2019.

### **Quality of Accommodation**

- 7.23 LP 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. Policy SP2.8 deals with quality and standards in the CLP. The table below demonstrates the GIAs of each residential dwelling:

Unit	Provision	GIA	Min GIA	Storage	Amenity Space
1	3bedroom/5person	108.05sqm	99sqm	1.24sqm	120.53sqm
2	3bedroom/5person	99.15sqm	99sqm	3.48sqm	31.17sqm
3	3bedroom/5person	100.62sqm	99sqm	3.49sqm	25.53sqm
4	3bedroom/5person	100.65sqm	99sqm	3.58sqm	61.47sqm
5	3bedroom/4person	96.36sqm	90sqm	1.23sqm	59.7sqm
6	3bedroom/4person	96.54sqm	90sqm	1.23sqm	40.98sqm
7	3bedroom/4person	90.07sqm	90sqm	0.82sqm	42.94sqm
8	3bedroom/4person	90sqm	90sqm	0.78sqm	55.79sqm
9	3bedroom/5person	99.87sqm	99sqm	2.61sqm	55.79sqm

- 7.24 As shown on the table above, all units comply with LP standards on minimum floorspace areas and amenity space. In terms of storage, there are some shortfalls, however, this is considered to be acceptable, as it is demonstrated that each bedroom would have storage and there would be some storage space provided for each unit for this purpose.
- 7.25 All bedrooms within the proposal comply with parts 2, 3, and 4 of policy D6 in relation to bedroom size standards. Each dwelling would also have a floor to ceiling height of 2.5m for at least 75% of the floor space of the entire dwelling.
- 7.26 Standard 29 of the Mayor of London Housing SPG 2016 states that developments should minimise the number of single aspect dwellings. CLP Policy DM10.6 states that proposals must provide an adequate level of sunlight and daylight to potential future occupants and to ensure that there is no direct overlooking of close range or habitable rooms. All of the dwellings are dual aspect, therefore adequate light levels and ventilation will be available. Due to the distances with dwellings within the development and properties outside of the development but in the immediate vicinity, and the orientation of the properties, there would not be any overlooking for the future occupiers.

#### Amenity Space

- 7.27 CLP Policy DM10.4 states that all new residential developments should be provided with private amenity space that is of a high quality design and respects the local character, functional space and provides a minimum amount of private amenity space of 5m<sup>2</sup> per 1-2 person unit and an extra 1m<sup>2</sup> per additional occupant. Each dwelling has outdoor amenity space in the form of a private garden which complies with this policy.

#### Accessible Dwellings

- 7.28 LP policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'; and all other dwellings should meet the Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings' which requires step free access to all units and the facilities of the site.
- 7.29 The proposal includes one M4(3) unit, which is unit 1. The property has step-free access and includes a platform lift for a wheelchair user. Furthermore, the floorplans demonstrate that a wheelchair user would be able to use the facilities within this property. There would also be one accessible car parking space; this would be located beside unit 1.
- 7.30 The other dwellings on this site are M4(2) compliant, in that these dwellings all have step free access and the car parking area is at an acceptable gradient that would enable disabled users to navigate the site and access the dwellings.
- 7.31 The proposal is compliant with LP policy D7; these aspects will be secured via condition.

#### **Impacts on Neighbouring Residential Amenity**

- 7.32 CLP policy DM10.6 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 sunlight or daylight levels.
- 7.33 CLP Policy DM10.6c requires new developments to not result in direct overlooking of private space 10m perpendicular to the rear elevation of an existing neighbouring property.
- 7.34 Section 2.9.10 of the SDG outlines that there should be a minimum distance of 18m between a new dwelling and a third party dwelling.
- 7.35 Each property surrounding the site will be taken in turn below. Figure 5 (below) is the block plan submitted with the application, which shows the context.

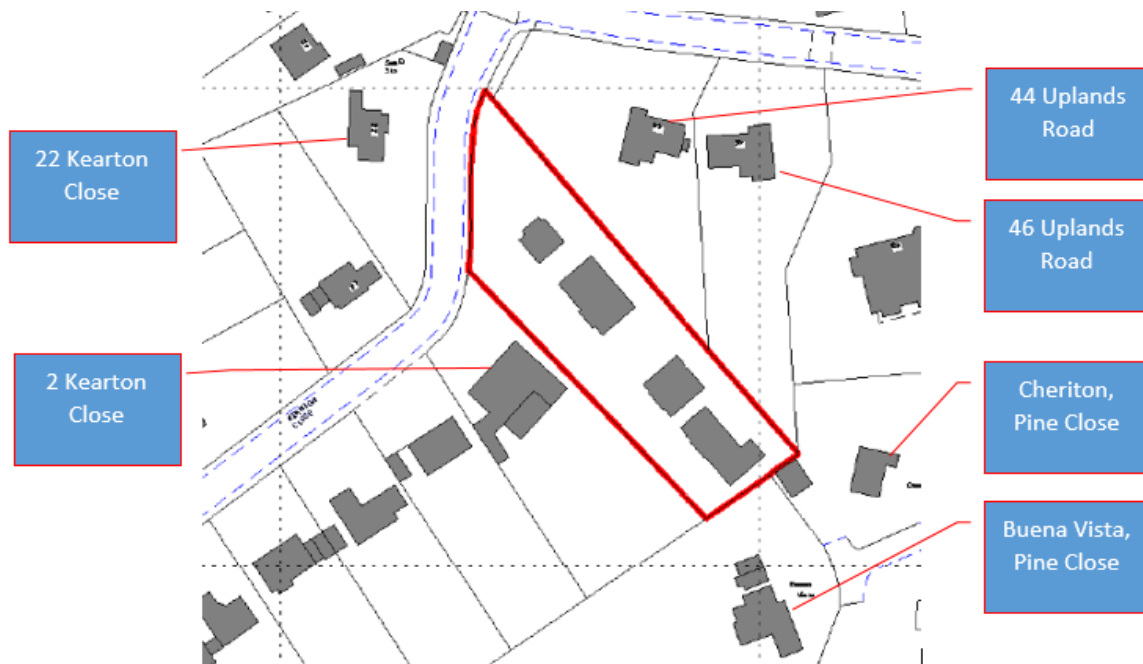


Fig 5: Block plan showing proposed dwellings and surrounding neighbouring properties

#### Impact on Cheriton, Pine Close

- 7.36 This property is situated approx. 19m south-east from the closest new dwelling (unit 9) within the application site.
- 7.37 Outlook/loss of privacy: there are no windows on the flank of unit 9 facing toward Cheriton, therefore, there are no opportunities for overlooking, nor would the proposed development result in overlooking of the first 10m perpendicular to the rear elevation of this neighbour, which would only be visible through oblique views from unit 9. The rest of this garden towards the south would have some level of overlooking, but this would be beyond the 10m perpendicular from the rear of the property. Due to the separation distances, the proposal would not create a sense of enclosure on this neighbouring property.
- 7.38 Overshadowing/loss of daylight and sunlight: given the distance of Cheriton from the closest dwelling (unit 9), the proposal would not create a loss of daylight on this property. In terms of overshadowing and sunlight, the orientation of the properties, coupled with the distance, would mean that there is unlikely to be an impact in this regard.

#### Impact on Buena Vista, Pine Close

- 7.39 This property would be situated approx. 23m south/south-east from the closest new dwelling (unit 9) within the application site.
- 7.40 Outlook/loss of privacy: there are no windows on the flank of unit 9 facing toward Buena Vista, therefore there are no opportunities for overlooking. Due to the orientation of the windows on unit 9, the proposed development would not result in overlooking of the first 10m perpendicular to the rear elevation of this neighbour, as views of this section would be only from oblique views. As with all suburban environments there may be opportunities for outlook over

certain parts of this neighbour's rear garden, however this level of outlook over a neighbouring garden is considered acceptable in a suburban environment. Due to the separation distances, the proposal would not create a sense of enclosure on this neighbouring property.

- 7.41 Overshadowing/loss of daylight and sunlight: given the distance of Buena Vista from the closest dwelling (unit 9), the proposal would not create a loss of daylight on this property. In terms of overshadowing and sunlight, the orientation of the properties, coupled with the distance, would mean that there is unlikely to be an impact in this regard.

#### Impact on No. 44 Uplands Road

- 7.42 The development site shares its northern boundary with this neighbour, and it is 20m to the east.

- 7.43 Outlook/loss of privacy: The rear elevations of the proposed row of terrace houses (units 2, 3, and 4) face towards this boundary. Also, the rear side elevation of unit 1 faces this neighbour, however, there would be no windows in the flank of this property. The rear elevation of this neighbour faces south/south-west, whereas the proposed dwellings face north-west. Given the orientation of this neighbour and the orientation of the development, the proposed dwellings would not have a direct view of the rear elevation of this neighbour. It is acknowledged that there may be glimpses and slight opportunities to view the rear elevation of this neighbour, however, such levels of outlook are considered acceptable in suburban environments. Due to the separation distances, the proposal would not create a sense of enclosure on this neighbouring property.

- 7.44 The proposed dwellings would be set 16m away from the rear elevation. It is noted that the SDG outlines that 18m should be incorporated to avoid overlooking. However, given that this is a small shortfall to the 18m requirement, and given that there are also trees along the boundary between the properties, it is considered in this instance that this would be sufficient and the development would not result in direct overlooking. The proposal would not result in overlooking of the protected 10m zone perpendicular to the rear wall of this neighbour. As such, this is considered acceptable in principle.

- 7.45 Overshadowing/loss of daylight and sunlight: given the distance of the neighbouring property, the proposal is not considered to result in loss of light.

#### Impact on No. 46 Uplands Road

- 7.46 The relationship of this neighbour to the application site is similar to that of No. 44 Uplands Road. The nearest new dwellings to this neighbour are the first terrace row, units 2, 3, and 4, which are 30m to the east.

- 7.47 Outlook/loss of privacy: Owing to the position of these properties, the sightlines from this neighbour would not be directed towards this neighbour as outlined in fig 4 above. Given the distance, there would be no opportunities for overlooking. The proposal would not result in overlooking of the protected 10m zone

perpendicular to the rear wall of this neighbour owing to the orientation of this neighbour within its plot. There may be slight glimpses of the southernmost part of the rear garden in the neighbouring plot, however this would not result in overlooking that would justify a reason to refuse planning permission. As such, the impacts on this neighbour are deemed acceptable. Due to the separation distances, the proposal would not create a sense of enclosure on this neighbouring property.

- 7.48 Overshadowing/loss of daylight and sunlight: given the distance between the existing neighbouring property and the proposed dwellings, it is considered that the proposal would not result in loss of light for this neighbouring property.

Impact on No. 22 Kearton Close

- 7.49 This property sits at a splayed angle within its plot. Unit 1 faces towards Kearton Close, with a distance of 31m between the two properties.

- 7.50 Outlook/loss of privacy: Given that this neighbour sits at a splayed angle within its plot, the proposed unit 1 would not result in direct overlooking towards this neighbour. The proposal seeks to retain the dense coniferous treeline to the front of the site. Given the retention of the trees, the distance and the way in which this neighbour is sat within its site, there would be no overlooking and no loss of privacy for the front elevation of this neighbour. The proposal would not affect the rear elevations of this neighbour. Due to the separation distances, the proposal would not create a sense of enclosure on this neighbouring property.

- 7.51 Overshadowing/loss of daylight and sunlight: taking into account the distance and the orientation of the proposal in relation to this neighbouring residence, the development is not considered to result in loss of light for this neighbouring property.

Impact on No.2 Kearton Close

- 7.52 This neighbour is a detached bungalow located 12m to the south-west. The proposal is considered to have an acceptable impact.

- 7.53 Outlook/loss of privacy: The side elevation of this neighbour faces towards the application site; there is a window facing the application site, which appears to be a secondary window serving a living room and therefore would not benefit from significant protection. The proposal seeks to partially remove the dense tree lined site boundary to the front section of the site, and would have 1.8m boundary treatment. Given this, the proposal would not result in overlooking to the flank wall of this property and would not create overlooking of this flank window. The proposed development may afford a degree of outlook over this neighbouring rear garden, however this is to be expected within a suburban environment. The proposed dwellings would be set circa 12m from this garden and as such would not result in a direct level of overlooking deemed unacceptable. The proposal would not result in a loss of privacy for the first 10m of the garden perpendicular to the rear elevation of this garden.

- 7.54 Overshadowing/loss of daylight and sunlight: given the orientation of the neighbouring property to the south of the development site, the proposal is not considered to result in loss of light for this neighbouring property.

#### Construction Impacts

- 7.55 It is acknowledged that with any build, whilst there may be slight disturbances and inconveniences for neighbouring properties, it is considered that this would be acceptable and a Construction Logistics Management Plan shall be imposed to ensure neighbouring amenities are protected. In addition, under the Control of Pollution Act 1974, the council has a Construction Code of Practice which sets out when construction and demolition work can occur, and it is not expected that works will be permitted to take place out of these hours. This would be placed as an informative (in the event planning permission is granted) and a Construction Logistics Plan to be submitted as a pre-commencement condition.

#### Conclusion

- 7.56 Overall, any potential amenity impacts on neighbouring occupiers are considered to have been adequately mitigated by spatial separation between neighbouring properties. Furthermore, the orientation of the proposed dwellings and the existing orientation of the surrounding neighbouring properties is favourable to mitigate adverse impacts, where the separation distances do not meet 18m. The proposal is considered to be acceptable in line with policy DM10.6 and the Suburban Design Guide 2019.

#### **Trees**

- 7.57 Policy G7 of the London Plan and CLP policy DM10.8 and DM28 seek to retain existing trees and vegetation. An Arboriculture report was submitted with the application.
- 7.58 The report states that in order to facilitate development, it is proposed to remove 12 category C trees (G3, T9, G10, T12, G16, T17, T18, T19, T23, G24, T25 and T26). Category C trees are generally considered to have low amenity value; they may have a limited life expectancy and contribute little to visual amenity of the wider area. It is proposed to carry out replacement planting throughout the site to mitigate against their loss. The removal of these trees are not considered to be a constraint to the overall development and given the low quality of these trees, the removal of these trees is considered appropriate; furthermore, these trees will be replaced within the site. The planting schedule outlines that the 28no. new trees will be planted on site, this would consist of 10no. Betula Pendula Zwisters Glory, 14no. Prunus Padas Albertii, and 4no. Magnolia stellate star magnolia. Therefore, there is an uplift of 16no. trees.
- 7.59 The proposed building foundations will overlap with the root protection areas (RPAs) of 2 trees - T11 and T20 (by 1% and 3% respectively). To minimise the impact on these trees, the foundations will be excavated in the presence of the project arborist using hand tools to a depth of 600mm and the foundations will not extend beyond 200mm of the footprint of the proposed building.

- 7.60 New hard surfacing is proposed within the RPAs of 6 trees (T11, T13, T14, T15, T20, and T27). All new hard surfacing shall be installed sympathetically using the No-Dig Method, as per BS 5837 recommendations, and all excavation shall be overseen by the project arborist.
- 7.61 The existing hard surfacing over the RPAs of trees T1, G2, and T11 will be removed and replaced, however, the excavation will be limited to the depth of the existing surface and its sub-base to ensure minimal impact to the trees.
- 7.62 All category A and B trees are proposed to be retained. Tree T14 will be pruned to facilitate the building of one of the proposed dwellings.
- 7.63 There are a number of trees (5-6) covered by Tree Protection Order (TPO) situated along the rear boundary of Nos. 44 and 46 Uplands Road which abut the northern side of the application site; no works are proposed to these trees.
- 7.64 The council's arboricultural officer has reviewed the information and has confirmed there is no objection to the proposal.
- 7.65 Overall, the proposal is considered to overlap with a limited amount of the RPA's of these trees, therefore in order to ensure the protection of these trees both during the course of the construction of the development and the lifetime of the development, a compliance condition will be included to ensure that the recommendations set out in the submitted Arboricultural Report are followed.

### **Landscaping**

- 7.66 Local Plan policy DM10.8 requires proposals to incorporate hard and soft landscaping. A full hard landscaping plan has been submitted, which includes details of hard surfacing materials, boundary fencing materials, decking materials. These details are considered to be good quality and would result in an enhanced environment.
- 7.67 The proposed details of the soft landscaping scheme is also considered appropriate. The details outline a suitable mix of planting to be used within the site. A 5 year maintenance plan has also been submitted with the application and is considered acceptable. A compliance condition shall be imposed to ensure that this management plan is adhered to.

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

- 7.68 The site has a Public Transport Accessibility Level (PTAL) of 0, on a scale where 0 is the worst and 6 is the best, which indicates poor access to public transport. The site is not within a Controlled Parking Zone and there are no on-street parking restrictions.

#### Access arrangements

- 7.69 The proposal includes a vehicle access point 5x5m adjacent to the public highway that allows vehicles to exit the site at 90 degrees to the foot path. The cross over measures 4.5m in width and has 0.5m wide sections adjacent to the vehicular access point. Visibility splays to the required standards are also



outlined on the plans with a 2x25m visibility splay for vehicles. The proposal includes a separate pedestrian access to the site.

### Transport Contributions

- 7.70 A contribution of £13,500 will be secured via S106 agreement to contribute towards sustainable transport initiatives 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 will go towards traffic orders, signing, and lining of a potential 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.

### Car Parking

- 7.71 London Plan Policy T6.1 suggests a maximum of 1.5 spaces per dwelling given the poor PTAL and the Council normally requires 1:1 parking on sites such as this. The proposal includes 18 car parking spaces integrated within the development site, so 2 spaces per home. The London Plan suggests that Boroughs should consider standards that allow for higher parking provision where there is clear evidence that this would support additional family housing. Whilst we do not have an alternative higher maximum parking provision, this is considered acceptable to serve the development of entirely family housing. As such, it is unlikely that the proposal would generate overspill parking on the local highways network which is a matter raised in representation.

### Cycle parking

- 7.72 Policy DM30 and London Plan policy T5 and Table 10.2 requires provision of a total of 18no. cycle parking spaces for residents, which are proposed within a designated cycle store within the private rear gardens, which would each have 2no. spaces. This level of cycle storage provision is considered appropriate, given the development is for 9 houses. Details of the means of enclosure will be secured by condition.
- 7.73 Visitor cycle parking is not shown on the plans; a condition is secured to ensure details of visitor cycle parking is demonstrated, in accordance with LP policy which requires 2no. spaces on the site for this provision.

### Conclusion

- 7.74 Overall, in terms of transport matters, the proposal is considered to be acceptable, subject to conditions regarding further information required on the cycle parking storage, and a Section 106 Agreement to secure a contribution of £13,500 for sustainable transport initiatives.

### **Waste / Recycling Facilities**

- 7.75 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design.

- 7.76 Each dwelling will have a separate bin store to the front of their property which will house 3no. bins. It has been adequately demonstrated that waste removal services will be able to access the site, therefore, it is expected that bins will be collected from the front of each property on collection day. This arrangement is considered to be acceptable.
- 7.77 Plan no. CX13-S3-116B demonstrates the dimensions of the bin stores and the materials proposed. This is acceptable.
- 7.78 There is an allocated communal space to the south of the site (between the car parking spaces) for bulky waste. This is adequately sized and positioned for these purposes; this aspect is considered to be acceptable.

### **Flood Risk and Energy Efficiency**

#### Flood risk

- 7.79 The application site is situated in a site of low flood risk and located in flood zone 1. The site benefits from a large area of soft landscaping and permeable paving to the front. This is considered satisfactory to deal with any surface water flooding on the site.

#### Sustainable Urban Drainage Systems (SuDS)

- 7.80 The applicant has submitted a Surface Water and SuDS Assessment. Based on a desktop study of the underlying ground conditions, it is likely that infiltration of surface water runoff following redevelopment will be feasible.
- 7.81 The existing areas at the site are: existing hard standing: ~667sqm; existing permeable areas ~1425sqm. There are no watercourse in the immediate vicinity of the site and there are no known infiltration technique currently installed. As proposed, the hardstanding areas will be ~1386sqm; and the permeable areas will be ~706sqm. Through the development of the site, the increase in hardstanding areas will increase by approximately 719sqm.
- 7.82 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. Further details on this is secured via condition.

#### Energy efficiency

- 7.83 CLP policy SP6 requires development proposals to both achieve the national technical standard for energy efficiency in new homes.
- 7.84 The applicant has outlined in the Design and Access Statement that the maximum reduction to carbon emissions will be made with consideration to SuDS, water reduction, low emissivity glass and high performance window frames, condensing boilers and low energy light fittings, and maximised light penetration into buildings.
- 7.85 New homes are required to achieve a minimum of 19% CO2 reduction beyond the Building Regulations Part L, and meet a minimum water efficiency standard

of 110 litres/person/day as set out in Building Regulations Part G. These aspects are secured via condition.

### **Ecology and Biodiversity**

- 7.86 CLP Policy DM27 seeks to protect and enhance biodiversity by ensuring developments incorporate biodiversity to enhance local flora and fauna, aid pollination locally, and incorporate productive landscapes.
- 7.87 The proposal includes extensive soft landscaping throughout the site. The proposal includes planting, a diverse mix of planting should be incorporate; this will be secured via condition.
- 7.88 The applicant has submitted Preliminary Ecological Appraisal (July 2020), the Bat Emergence Survey Report (September 2020), and the Ecological Response (April 2021).
- 7.89 The ecology officers have reviewed the aforementioned documents. They have no objection to the proposal, subject to the migration measures which are outlined in the PEA and Bat Emergence Survey Report, and the biodiversity enhancements outlined in these documents are supported. It is considered that the information and recommendations set out in the PEA, the Bat Emergence Survey, and Ecological Response is acceptable and compliance with these documents will be secured via condition.
- 7.90 In addition to the above conditions, it is recommended that a construction environmental management plan is submitted to demonstrate the impact on habitats in more detail. As well as this, a Biodiversity Enhancement Strategy is required in order to enhance protected species and their habitats. A lighting design scheme is required to ensure that associated light for the development will not disturb bats in the local area. Details regarding these aspects will be secured via conditions.

### **Fire Strategy**

- 7.91 LP policy D12A states that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety.
- 7.92 The applicant has submitted a Fire Strategy Statement which provides details in relation to fire safety, specifically in relation to fire appliance positioning, evacuation assembly point, safety features and access. The quantum of information supplied at this stage is considered to be acceptable and complies with policy D12 of the LP. This matter will be finalised through the Building Regulations regime and a condition is imposed.

### **Conclusion**

- 7.93 The provision of 9 houses in this location is acceptable in principle. The proposed design, massing, site layout and quality of accommodation is acceptable, with good quality landscaping, shared amenity and play space proposed. Mature Category A and B trees are to be retained and a detailed soft

planting schedule has been submitted with the submission. Amenity impacts on neighbouring properties have been successfully mitigated through a good quality design and site layout. Transport impacts are considered to be acceptable.

- 7.94 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

- 7.95 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 7.96 All other planning considerations including equalities have been taken into account.

## **PLANNING COMMITTEE AGENDA**

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

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#### **1 INTRODUCTION**

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

#### **2 FURTHER INFORMATION**

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

#### **3 PUBLIC SPEAKING**

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

#### **4 BACKGROUND DOCUMENTS**

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

#### **5 RECOMMENDATION**

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

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## 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.

11.10.2021 to 24.10.2021

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](http://www.croydon.gov.uk/onlineplans)).

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

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Ref. No. :	21/04104/CAT	Ward :	<b>Addiscombe East</b>
Location :	8A Elgin Road Croydon CR0 6XA	Type:	Works to Trees in a Conservation Area
Proposal :	1 x Cypress - Covered in Vine - Reduce height by 5m leaving 5m 4 x Leylandi - Fell to ground level		
Date Decision:	15.10.21		

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04351/LP **Ward : Addiscombe East**  
Location : 12 Camborne Road Type: LDC (Proposed) Operations  
Croydon edged  
CR0 6LR  
Proposal : Erection of rear dormer roof extension with roof lights to the front slope.  
Date Decision: 14.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04417/LP **Ward : Addiscombe East**  
Location : 50 Coniston Road Type: LDC (Proposed) Operations  
Croydon edged  
CR0 6LN  
Proposal : Proposed loft conversion including rear dormer roof extension, and roof lights to the front roof.  
Date Decision: 18.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04452/LP **Ward : Addiscombe East**  
Location : 71 Teevan Road Type: LDC (Proposed) Operations  
Croydon edged  
CR0 6RQ  
Proposal : Erection of replacement roof to existing rear conservatory, installation of replacement door and window in rear elevation and first-floor window in side elevation and formation of front driveway.  
Date Decision: 20.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04460/LP **Ward : Addiscombe East**  
Location : 2 Cheyne Walk Type: LDC (Proposed) Operations  
Croydon edged  
CR0 7HG  
Proposal : Erection of rear L-shaped dormer extension and provision of roof lights within western elevation.



Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Date Decision: 19.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04569/CAT  
Location : Hamilton Court  
66 Ashburton Road  
Croydon  
CR0 6AN

**Ward : Addiscombe East**  
Type: Works to Trees in a  
Conservation Area

Proposal : T1 \_ T2 Conifers dying off - Remove.

Date Decision: 21.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/02195/DISC  
Location : 72 Lower Addiscombe Road  
Croydon  
CR0 6AB

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

Proposal : Discharge of Condition 4 - Constuction Traffic Management Plan - Attached to Prior Approval 19/02171/GPDO for Alterations, Conversion to form 11 flats, provision of associated off-street parking, refuse and cycle storage.

Date Decision: 20.10.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/02878/DISC  
Location : 40-60 Cherry Orchard Road  
Croydon  
CR0 6BA

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

Proposal : Discharge of condition 4 (Public Art Strategy) attached to planning permission 18/03320/FUL for the Demolition of the existing buildings, erection of a 7 to 9 storey building to provide up to 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses (as amended by 20/00570/NMA and 20/06484/NMA)

Date Decision: 15.10.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04247/CAT  
Location : 17 Canning Road  
Croydon  
CR0 6RY  
Proposal : G1 3x Sycamore - Fell  
T1 Twin stemmed Sycamore - Fell

**Ward : Addiscombe West**  
Type: Works to Trees in a Conservation Area

Date Decision: 22.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04306/HSE  
Location : 17 Stretton Road  
Croydon  
CR0 6EQ  
Proposal : Erection of ground floor wraparound extension and addition/alterations to the garage.

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

Date Decision: 15.10.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04326/DISC  
Location : 40-60, 42 & 42A Cherry Orchard Road  
Croydon  
CR0 6BA

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

Proposal : Discharge of Condition 1 attached to planning permission 18/03320/FUL for Demolition of the existing buildings, erection of a 7 to 9 storey building to provide 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses.

Date Decision: 19.10.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/04741/LP  
Location : 90 Northway Road  
Croydon  
CR0 6JF  
Proposal : Change of use from dwelling house (Use Class C3) to residential home for up to 5 residents living together as a single household receiving care (Use Class C3b)

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

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Date Decision: 19.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03785/GPDO  
Location : 38 Strathyre Avenue  
Norbury  
London  
SW16 4RG

**Ward : Bensham Manor**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 5.7 metres from the rear wall of the original house with a maximum height of 3 metres

Date Decision: 24.10.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/03941/LP  
Location : 13 Heathview Road  
Thornton Heath  
CR7 7PN

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

Proposal : Erection of loft conversion including an L-shaped rear dormer extension and 2x front roof lights to front roof slope.

Date Decision: 15.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04658/LP  
Location : 7 Kynaston Avenue  
Thornton Heath  
CR7 7BY

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

Proposal : Erection of hip-to-gable roof enlargement to side roofslope and dormer extension on rear roofslope, and Installation of single rooflight on existing front roofslope

Date Decision: 19.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04726/LP

**Ward : Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Location : 74 Kimberley Road  
Croydon  
CR0 2PU  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of single storey rear extension

Date Decision: 19.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 20/04366/HSE  
Location : 37 Stonecroft Way  
Croydon  
CR0 3DJ  
Type: **Ward : Broad Green**  
Householder Application  
Proposal : Retrospective application for the retention of an outbuilding.

Date Decision: 14.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/01362/DISC  
Location : Zodiac House  
161 -165 London Road  
Croydon  
CR0 2RJ  
Type: **Ward : Broad Green**  
Discharge of Conditions  
Proposal : Discharge of condition 5 (Construction Method Statement / Logistics Plan) attached to permission 20/04014/GPDO for the Proposed Change Of Use of Part of the Existing Building from Offices (Use Class B1(A)) to 76 Dwelling houses (Use Class C3)

Date Decision: 15.10.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02696/NMA  
Location : Former Stewart Plastics Factory Site,  
Waddon Marsh Way, Croydon CR9 4HS;  
Including Adjacent Hardstanding, Part Of  
Latham's Way, Part Of The Car Parking Area  
At Valley Retail Park, Part Of Hestermann  
Way, And Part Of Waddon Marsh Way.  
Type: **Ward : Broad Green**  
Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Proposal : Non material amendment to planning permission 18/02663/FUL for the redevelopment of the site to provide up to 11,398sqm (GEA) of new industrial, warehousing and ancillary floor space, the construction of a new road link road and other associated works. The amendments being sought are for alterations to the approved elevations of the buildings, including additional glazing to the front and side elevations, the installation of two roller shutter doors to the rear of Units 3, 4 and 5 and for the removal of the internal wall between Units 3, 4 and 5 to form one single combined unit.

Date Decision: 20.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04350/DISC

Ward : **Broad Green**

Location : 1 Thomson Crescent  
Croydon  
CR0 3JT

Type: Discharge of Conditions

Proposal : Details pursuant to condition 2( materials) 3 ( landscaping) 9 ( CLP) of application ref 19/03110/ful for Erection of three bedroom detached house at side: formation of vehicular access and provision of associated parking on land adjoining 1 Thomson Crescent.

Date Decision: 15.10.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04384/LP

Ward : **Broad Green**

Location : 112 Onslow Road  
Croydon  
CR0 3NL

Type: LDC (Proposed) Operations edged

Proposal : Erection of rear dormer roof extension, 3x with roof lights on the front slope and a front porch.

Date Decision: 15.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04461/HSE

Ward : **Broad Green**

Location : 2A Therapia Lane  
Croydon  
CR0 3DH

Type: Householder Application

Proposal : Alterations, erection of first-floor rear extension.

Date Decision: 20.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04487/HSE **Ward : Broad Green**  
Location : 163 Mitcham Road Type: Householder Application  
Croydon  
CR0 3NB

Proposal : Alterations, erection of first-floor side extension and single-storey rear extension.

Date Decision: 22.10.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/04545/GPDO **Ward : Broad Green**  
Location : 101 Mitcham Road Type: Prior Appvl - Class A Larger  
Croydon House Extns  
CR0 3NA

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.6 metres and a maximum height of 2.85 metres

Date Decision: 12.10.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/04555/GPDO **Ward : Broad Green**  
Location : 10 Alfriston Avenue Type: Prior Appvl - Class A Larger  
Croydon House Extns  
CR0 3DD

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 12.10.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04573/GPDO **Ward : Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

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

Type: Prior Appvl - Class AA upto 2 storeys

Proposal : Proposed single storey upward (rooftop) extension to form 6 residential units (Notification for Prior Approval for a rooftop extension Under The Town And Country Planning (General Permitted Development) Order 2015 (As Amended), Schedule 2, Part 20, Class AA).

Date Decision: 12.10.21

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/04766/LP  
Location : 21 Lodge Road  
Croydon  
CR0 2PD

Ward : **Broad Green**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of dormer extension in rear roofslope and installation of rooflights in front roofslope.

Date Decision: 20.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/02052/DISC  
Location : Land Adjacent 28 Stambourne Way  
Upper Norwood  
London  
SE19 2PY

Ward : **Crystal Palace And Upper Norwood**  
Type: Discharge of Conditions

Proposal : Details pursuant to Conditions 3 (Materials), 4 (Landscaping) , 5 (refuse), 6 (cycle), 8 (finished floor levels), 9 (CLP), 10 (Carbon) 13 (Flood risk), 14 (Ecology). 15 (Biodiversity), 17 (Tree protection) of planning permission 20/01611/ful Demolition of existing garage and Construction of a 3-bedroom detached dwelling house.

Date Decision: 14.10.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02747/LE  
Ward : **Crystal Palace And Upper**

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Location : 2 Gatestone Road  
Upper Norwood  
London  
SE19 3AT  
Type: **Norwood**  
LDC (Existing) Use edged  
Proposal : Use of the building as 3 self-contained flats

Date Decision: 15.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/02858/FUL  
Ward : **Crystal Palace And Upper Norwood**  
Location : 101 Church Road  
Upper Norwood  
London  
SE19 2PR  
Type: Full planning permission  
Proposal : Alterations, reconfiguration of the building facing onto Lansdowne Place and an increase in roof height

Date Decision: 18.10.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/03054/LBC  
Ward : **Crystal Palace And Upper Norwood**  
Location : 117 Church Road  
Upper Norwood  
London  
SE19 2PR  
Type: Listed Building Consent  
Proposal : Listed Building Consent for demolition by hand of 3m length of boundary wall and Installation of a pair of gates into side boundary wall to facilitate access and construct permeable hard surface and installation of electric vehicle charge point on inside face of boundary wall.

Date Decision: 19.10.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/03177/FUL  
Ward : **Crystal Palace And Upper**



Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Location : Garages R/O 93 Central Hill  
Upper Norwood  
London  
SE19 1BY

Type: **Norwood**  
Full planning permission

Proposal : Proposed 3 storey 3b-4p house on land of garages at rear of 93 Central Hill

Date Decision: 20.10.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 21/03960/HSE

Ward : **Crystal Palace And Upper Norwood**

Location : 86 Queen Mary Road  
Upper Norwood  
London  
SE19 3NP

Type: Householder Application

Proposal : Erection of single storey side/rear infill extension, floor plan redesign and associated works

Date Decision: 13.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04177/TRE

Ward : **Crystal Palace And Upper Norwood**

Location : Whiteoak House  
The Woodlands  
Upper Norwood  
London  
SE19 3EU

Type: Consent for works to protected trees

Proposal : Front Garden:  
T1 - Medium Prunus

- Reduce crown height by 3meters (regrowth)
- Reduce laterals by 0.5-1meter ensuring a 2meter clearance of building.

Date Decision: 15.10.21

**Withdrawn application**

Level: Delegated Business Meeting

Ref. No. : 21/04297/TRE **Ward : Crystal Palace And Upper Norwood**  
Location : Oak Lodge **Type: Consent for works to protected trees**  
130 Auckland Road  
Upper Norwood  
London  
SE19 2RQ  
Proposal : T1 Pine at front of the property , 3m reduction on the side overhanging the building ,  
reduce height by 2m and reduce the remaining sides by 1m to create a more even shape

Date Decision: 22.10.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/04342/HSE **Ward : Crystal Palace And Upper Norwood**  
Location : 58 Moore Road **Type: Householder Application**  
Upper Norwood  
London  
SE19 3RA  
Proposal : Proposed erection of a single storey rear extension to the house

Date Decision: 20.10.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/04456/CAT **Ward : Crystal Palace And Upper Norwood**  
Location : 64 Harold Road **Type: Works to Trees in a Conservation Area**  
Upper Norwood  
London  
SE19 3SW  
Proposal : T1 Ash (x1) - Crown lift to 1-1.5m.  
T2 Ash (x1) - Crown lift to 1-1.5m.  
T3 Silver Birch (x1) - Reduce height by 2m and width by 1-1.5m.  
T4 Sycamore (x1) - Crown lift to 2-2.5m.  
T7 Cherry (x1) - Reduce height by 3-4m and width by 2m.  
T8 Cherry (x1) - Reduce height by 3-4m and width by 2m.

Date Decision: 22.10.21

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

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

Level: Delegated Business Meeting

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Ref. No. :	21/04481/TRE	<b>Ward :</b>	<b>Crystal Palace And Upper Norwood</b>
Location :	118 Auckland Road Upper Norwood London SE19 2RP	Type:	Consent for works to protected trees
Proposal :	T1 - Lime: Reduce crown back to previous pruning points. (TPO 27, 1977)		

Date Decision: 22.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. :	21/04523/CAT	<b>Ward :</b>	<b>Crystal Palace And Upper Norwood</b>
Location :	1A Fox Hill Gardens Upper Norwood London SE19 2XB	Type:	Works to Trees in a Conservation Area
Proposal :	T1 Beech (4) and Ash(1) Hedge - Reduce to 8m (gutter height) and cut-back both sides T2 Sycamore - Reduce crown by 40% (4m Approx) and shape T4 Lilac - Reduce to 3m T7 Holly Hedge - Reduce to 8m and cut back both sides T8 Liandi - Reduce to 8m and shape to allow more sun into garden		

Date Decision: 21.10.21

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

Level: Delegated Business Meeting

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Ref. No. :	21/04565/CAT	<b>Ward :</b>	<b>Crystal Palace And Upper Norwood</b>
Location :	65 Central Hill Upper Norwood London SE19 1BS	Type:	Works to Trees in a Conservation Area
Proposal :	T1 Cypress Fell close to ground level T2 Cypress Fell close to ground level T3 Holly Fell and treat stump with eco plugs		

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Date Decision: 15.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04672/LP

**Ward : Crystal Palace And Upper Norwood**

Location : 6 Preston Road  
Upper Norwood  
London  
SE19 3HG

Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension

Date Decision: 19.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/03434/FUL

**Ward : Coulsdon Town**

Location : First Floor Flat  
214 Brighton Road  
Coulsdon  
CR5 2NF

Type: Full planning permission

Proposal : Erection of a part single-storey, part two-storey rear extension and rear roof extension.

Date Decision: 15.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03546/HSE

**Ward : Coulsdon Town**

Location : 19 The Netherlands  
Coulsdon  
CR5 1NJ

Type: Householder Application

Proposal : Demolition of the existing conservatory and proposed ground floor side infill extension, internal alterations and other associated works.

Date Decision: 19.10.21

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 21/03964/DISC  
Location : 105 Woodcote Grove Road  
Coulsdon  
CR5 2AN  
Ward : Coulsdon Town  
Type: Discharge of Conditions  
Proposal : Discharge of Condition 16 (Delivery & Service Management Plan) attached to planning permission 20/05185/CONR for Demolition of a single-family dwelling and erection of a one 3 and 4-storey block containing 7 flats and 2 houses with associated access, car parking, cycle and refuse storage.

Date Decision: 22.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04159/HSE  
Location : 34 Warwick Road  
Coulsdon  
CR5 2EE  
Ward : Coulsdon Town  
Type: Householder Application  
Proposal : Demolition of conservatory and erection of single storey side rear extension and the installation of solar panels in the front roof slopes.

Date Decision: 15.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04175/HSE  
Location : 100 Downs Road  
Coulsdon  
CR5 1AF  
Ward : Coulsdon Town  
Type: Householder Application  
Proposal : Erection of two storey outbuilding to provide garage, office and other ancillary accommodation

Date Decision: 12.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04218/FUL  
Location : 1 Holland Court  
15 Woodplace Lane  
Coulsdon  
Ward : Coulsdon Town  
Type: Full planning permission

Proposal : Erection of two storey five bedroom detached dwelling, with loft conversion and associated garage, vehicular access, parking and refuse storage

## Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Date Decision: 11.10.21

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 21/04243/HSE

Ward : Coulsdon Town

Location : 43 The Drive  
Coulsdon  
CR5 2BL

Type: Householder Application

Proposal : Erection of a single storey side/rear extension, excavation to create enlarged basement for storage and plant room purposes and a raised decking area to the rear garden.

Date Decision: 13.10.21

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 21/04270/HSE

Ward : Coulsdon Town

Location : 24 Fairdene Road  
Coulsdon  
CR5 1RA

Type: Householder Application

Proposal : Demolition of existing detached garage, alterations to include steps and ramp, erection of gable end roof extension to existing property, two storey side extension with gable end, rear dormer extension and single storey rear extension.

Date Decision: 18.10.21

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 21/04419/LP

Ward : Coulsdon Town

Location : 3 Whitethorn Avenue  
Coulsdon  
CR5 2PQ

Type: LDC (Proposed) Operations edged

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

Date Decision: 20.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/02156/DISC

Ward : Fairfield

## Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Location : 31 London Road  
Croydon  
CR0 2RE

Type: Discharge of Conditions

Proposal : Discharge of Conditions 3, 4 and 5 attached to Planning Permission 20/04186/FUL for Alterations, 4 storey rear extension (basement, ground, first and second floors), erection of hip-to-gable roof extension and rear dormer extension, and conversion of upper floors to form 2 flats.

Date Decision: 21.10.21

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. : 21/02279/DISC

Location : Lavendar Apartments  
1A Mulgrave Road  
Croydon  
CR0 1BL

Ward : **Fairfield**

Type: Discharge of Conditions

Proposal : Discharge of Condition 11 - Construction Logistics Plan - attached to planning permission 20/05890/FUL for Erection of mansard roof over whole building to reconfigure 2 x studio flats, and provide 1 x 1-bed flat and 1 x studio. Erection of 4-storey rear extension converting 6 x studio flats into 3 x 2-bed flats and 3 x 1-bed flats. Erection of 4-storey side extension to provide 4 x studio flats, 1 x 1-bed and 1 2-bed flats (total of 8 additional flats) with external alterations revised landscaping and access. Provision of communal amenity space, refuse and cycle stores.

Date Decision: 20.10.21

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. : 21/03197/ADV

Location : Pavement O/S 86 - 90 North End  
Croydon  
CR0 1UJ

Ward : **Fairfield**

Type: Consent to display advertisements

Proposal : 86 inch LCD screen to show illuminated static displays

Date Decision: 13.10.21

### Consent Refused (Advertisement)

Level: Delegated Business Meeting

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Ref. No. : 21/03201/ADV

Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Location : Pavement O/S 112 North End Type: Consent to display  
Croydon advertisements  
CR0 1UD

Proposal : 86 inch LCD screen to show illuminated static displays

Date Decision: 13.10.21

**Consent Refused (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/03212/FUL Ward : **Fairfield**  
Location : O/S 6 Suffolk House Type: Full planning permission  
George Street  
Croydon  
CR0 1PE

Proposal : Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT kiosk(s).

Date Decision: 22.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03213/ADV Ward : **Fairfield**  
Location : O/S 6 Suffolk House Type: Consent to display  
George Street advertisements  
Croydon  
CR0 1PE

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 22.10.21

**Consent Refused (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/03219/ADV Ward : **Fairfield**  
Location : O/S 44 - 46 North End Type: Consent to display  
Croydon advertisements  
CR0 1UG

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 14.10.21

**Consent Refused (Advertisement)**



Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Level: Delegated Business Meeting

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Ref. No. : 21/03228/FUL **Ward : Fairfield**  
Location : O/S 24 - 27 Norfolk House Type: Full planning permission  
George Street  
Croydon  
CR0 1LG

Proposal : Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT kiosk(s).

Date Decision: 22.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03229/ADV **Ward : Fairfield**  
Location : O/S 24 - 27 Norfolk House Type: Consent to display  
George Street advertisements  
Croydon  
CR0 1LG

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 22.10.21

**Consent Refused (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/03230/FUL **Ward : Fairfield**  
Location : Pavement O/S 13 Norfolk House Type: Full planning permission  
Wellesley Road  
Croydon  
CR0 1LH

Proposal : Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT kiosk(s).

Date Decision: 22.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03231/ADV **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Location : Pavement O/S 13 Norfolk House Type: Consent to display  
Wellesley Road advertisements  
Croydon  
CR0 1LH

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 22.10.21

**Consent Refused (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/03234/FUL Ward : **Fairfield**  
Location : O/S Boxpark Croydon Type: Full planning permission  
99 George Street  
Croydon  
CR0 1LD

Proposal : Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT kiosk(s).

Date Decision: 22.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03235/ADV Ward : **Fairfield**  
Location : O/S Boxpark Croydon Type: Consent to display  
99 George Street advertisements  
Croydon  
CR0 1LD

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 22.10.21

**Consent Refused (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/03352/DISC Ward : **Fairfield**  
Location : 6-44 Station Road And Queens Hall Car Type: Discharge of Conditions  
Park, Poplar Walk, Croydon (St Michael's  
Square)

Proposal : Details required by Conditions 40 (Supplemental Section 106 Agreement) of planning permission 20/04010/CONR.

Date Decision: 14.10.21

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03416/DISC **Ward : Fairfield**  
Location : Car Park, Tavistock Court **Type: Discharge of Conditions**  
Tavistock Road  
Croydon

Proposal : Discharge of condition 10 (Cycle Parking) attached to planning permission ref. 20/02630/FUL for Erection of 3 storey building on western car park area to provide 6 dwellings with associated landscaping/works.

Date Decision: 14.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03600/DISC **Ward : Fairfield**  
Location : Car Park, Tavistock Court **Type: Discharge of Conditions**  
Tavistock Road  
Croydon

Proposal : Discharge of conditions 3 (materials), 9 (construction logistics plan) and 12 (landscaping) attached to planning permission ref. 20/02630/FUL for Erection of 3 storey building on western car park area to provide 6 dwellings with associated landscaping/works.

Date Decision: 13.10.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03685/FUL **Ward : Fairfield**  
Location : 93B Edridge Road **Type: Full planning permission**  
Croydon  
CR0 1EJ

Proposal : Roof extension to main rear roof slope and rear outrigger roof slope, installation of two rooflights to front roof slope

Date Decision: 20.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04260/GPDO **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Location : Savgold House  
21 Tavistock Road  
Croydon  
CR0 2AL  
Type: Prior Appvl - up to two storeys  
flats

Proposal : Notification for prior approval under the GPDO under Class A for 2 x additional storey to create 8 additional flats

Date Decision: 14.10.21

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04282/TRE  
Location : 10 Shannon Court  
1 Tavistock Road  
Croydon  
CR0 2AL  
Ward : **Fairfield**  
Type: Consent for works to protected trees

Proposal : G1 Lime group - Raise crown to 3m measured from ground level and to reduce lateral branches to give 1m clearance from street furniture.  
(TPO 19, 2016)

Date Decision: 22.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04590/CAT  
Location : 19 Beech House Road  
Croydon  
CR0 1JQ  
Ward : **Fairfield**  
Type: Works to Trees in a Conservation Area

Proposal : Sycamore (T1) - Fell.

Date Decision: 21.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04829/DISC  
Location : 6 Station Road  
Croydon  
CR0 2RB  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Partial discharge of details required by Condition 27 (BREEAM - commercial floorspace) of planning permission 20/04010/CONR

Date Decision: 15.10.21

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/00660/FUL **Ward : Kenley**  
Location : Firs Lodge **Type: Full planning permission**  
Firs Road  
Kenley  
CR8 5LD  
Proposal : Retrospective application for the sub division of the existing dwelling in to 1x 3-bedroom and 1x 2-bedroom dwellings.  
Date Decision: 21.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/01646/DISC **Ward : Kenley**  
Location : 90A Higher Drive **Type: Discharge of Conditions**  
Purley  
CR8 2HJ  
Proposal : Discharge of conditions 7 (biodiversity enhancements) and 9 (landscaping) attached to planning permission 19/04119/FUL for the 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: 20.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03036/FUL **Ward : Kenley**  
Location : 16 Godstone Road **Type: Full planning permission**  
Kenley  
CR8 5JE  
Proposal : Change of use from shop (Use Class E(a)) to minicab office (Use Class Sui Generis)  
Date Decision: 13.10.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/03138/HSE **Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Location : 10 Highwood Close  
Kenley  
CR8 5HW  
Type: Householder Application  
Proposal : Erection of a single storey rear extension and first floor side extension.  
Date Decision: 19.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04262/LP  
Location : 8 Valley Road  
Kenley  
CR8 5DG  
Type: LDC (Proposed) Operations edged  
Ward : Kenley  
Proposal : Erection of first floor rear extension.  
Date Decision: 14.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04292/DISC  
Location : Sycamores  
Kenley Lane  
Kenley  
CR8 5DF  
Type: Discharge of Conditions  
Ward : Kenley  
Proposal : Discharge of condition 7 - Construction Logistics Plan attached to planning permission 20/02074/FUL for demolition of existing single dwelling and construction of a building comprising 9 flats, associated vehicle and cycle parking, refuse storage and hard and soft landscaping.  
Date Decision: 12.10.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04312/TRE  
Location : 10 Church Road  
Kenley  
CR8 5DU  
Type: Consent for works to protected trees  
Ward : Kenley  
Proposal : T1 Yew - Reduce lowest dominant horizontal limb encroaching into Kenley Lane by 4.5 metres.  
(TPO 198)  
Date Decision: 22.10.21

**Consent Granted (Tree App.)**

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Level: Delegated Business Meeting

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Ref. No. : 21/04491/TRE  
Location : 4 Fairways  
Kenley  
CR8 5HY  
Proposal : G1 - 3 x Cypruss trees: 2 metre crown reduction.  
(TPO 4, 1973)  
Date Decision: 21.10.21

**Ward : Kenley**  
Type: Consent for works to protected trees

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04632/TRE  
Location : Kirkstone  
1 Shord Hill  
Kenley  
CR8 5SH  
Proposal : T1 Beech Tree - Crown raise to 5m measured from ground level.  
(TPO 26, 2008)  
Date Decision: 21.10.21

**Ward : Kenley**  
Type: Consent for works to protected trees

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04634/TRE  
Location : Flat 2, 17 Valley Road  
Kenley  
CR8 5DJ  
Proposal : Ash (T3) Remove dead and dysfunctional wood  
(TPO 70, 2008)  
Date Decision: 21.10.21

**Ward : Kenley**  
Type: Consent for works to protected trees

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/04635/TRE  
Location : 44A Kenley Lane  
Kenley  
CR8 5DD  
Proposal : G1 - Group of 5 Beech Trees crown raise to 5m.  
(TPO 26, 2008)  
Date Decision: 21.10.21

**Ward : Kenley**  
Type: Consent for works to protected trees

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/05004/TRE  
Location : 5 Church Road  
Kenley  
CR8 5DW  
Proposal : T8 Beech - fell due to evidence of meripilus.  
Tree will be replaced with two large canopy species, planted as heavy standards along the frontage.  
(TPO 186)  
Date Decision: 15.10.21  
**Ward : Kenley**  
Type: Consent for works to protected trees

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 21/05040/LP  
Location : 47 Thursley Crescent  
Croydon  
CR0 0PR  
Proposal : Erection of a single storey side extension.  
Date Decision: 19.10.21  
**Ward : New Addington North**  
Type: LDC (Proposed) Operations edged

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

Level: Delegated Business Meeting

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Ref. No. : 21/04224/FUL  
Location : 101 North Downs Road  
Croydon  
CR0 0LF  
Proposal : Demolition and erection of a two storey side extension, single storey front extension, part single/part two storey rear extension with juliette balconies at first floor, increase in ridge height, erection of a dormer in the rear roof slope, roof lights in the front roof slope and associated refuse and cycle storage to facilitate the conversion of the dwelling to 5 x flats  
Date Decision: 12.10.21  
**Ward : New Addington South**  
Type: Full planning permission

**Permission Refused**



Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Level: Delegated Business Meeting

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Ref. No. : 21/04364/HSE  
Location : 412 King Henry's Drive  
Croydon  
CR0 0AD  
Ward : **New Addington South**  
Type: Householder Application  
Proposal : Demolition of the existing outbuilding and the erection of a two storey side extension.

Date Decision: 15.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/01751/HSE  
Location : 80 Gibson's Hill  
Norbury  
London  
SW16 3JS  
Ward : **Norbury Park**  
Type: Householder Application  
Proposal : Erection of single storey side/rear extension

Date Decision: 19.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03663/HSE  
Location : 18 Carolina Road  
Thornton Heath  
CR7 8DT  
Ward : **Norbury Park**  
Type: Householder Application  
Proposal : Erection of a single storey rear extension, the extension of the existing garage and its conversion to a habitable room and the erection of a new linked porch.

Date Decision: 15.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04390/HSE  
Location : 48 Virginia Road  
Thornton Heath  
CR7 8EJ  
Ward : **Norbury Park**  
Type: Householder Application  
Proposal : Demolition of the garage and erection of a two storey side and single storey rear extension

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Date Decision: 18.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04392/HSE  
Location : 94 Christian Fields  
Norbury  
London  
SW16 3JX  
Proposal : Erection of a rear outbuilding with a height of 4m

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

Date Decision: 14.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04614/CAT  
Location : 35 Ryecroft Road  
Norbury  
London  
SW16 3EW  
Proposal : T1 Sycamore reduce by laterally up to 2.5m  
T2 Ash, Fell  
T3 Sycamore reduce laterally up to 2.5m

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

Date Decision: 21.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/01386/FUL  
Location : 17 Norbury Crescent  
Norbury  
London  
SW16 4JS  
Proposal : Erection of front roof lights and rear dormer and ground floor rear extension and conversion of dwelling into two flats (amended description).

**Ward : Norbury And Pollards Hill**  
Type: Full planning permission

Date Decision: 14.10.21

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

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Level: Delegated Business Meeting

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Ref. No. : 21/03886/FUL  
Location : 8 St Helen's Road  
Norbury  
London  
SW16 4LB  
Ward : **Norbury And Pollards Hill**  
Type: Full planning permission  
Proposal : Conversion of single family dwellinghouse into three self-contained flats facilitated by single storey side/rear extension, rear roof extension, installation of first floor rear elevation balcony and external alterations (following demolition of existing side extension)

Date Decision: 14.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04362/LP  
Location : 63 Ena Road  
Norbury  
London  
SW16 4JE  
Ward : **Norbury And Pollards Hill**  
Type: LDC (Proposed) Operations edged  
Proposal : Erection of a rear dormer roof extension with 3x roof lights to front slope.

Date Decision: 14.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04505/DISC  
Location : 2 - 10 Fairview Road  
Norbury  
London  
SW16 5PY  
Ward : **Norbury And Pollards Hill**  
Type: Discharge of Conditions  
Proposal : Discharge of Condition 5 (cycle facilities) and Condition 6 (refuse/recycling store) of LPA ref: 20/02330/FUL (Change of use from A1 (retail) to part D2 (gym) and part C3 (6 flats) single storey infill extension and minor external alterations including the enlargement of existing windows and creation of new windows with associated amenity space, parking and refuse store).

Date Decision: 22.10.21

**Not approved**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Location : 28 Canon's Hill  
Coulsdon  
CR5 1HB  
Type: Consent for works to protected trees

Proposal : T1, Oak- Selectively reduce crown by up to 1.5m to remove dead wood back to healthy growing points.  
(TPO 2, 1986)

Date Decision: 15.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04131/CAT  
Location : The Holt  
8 Canon's Hill  
Coulsdon  
CR5 1HB  
Type: Works to Trees in a Conservation Area  
Ward : Old Coulsdon

Proposal : T11, Cypress - To crown raise (2nd & 3rd order branches) to 3m high

Reason - To allow clearance over drive.

Date Decision: 15.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04354/HSE  
Location : 15 Byron Avenue  
Coulsdon  
CR5 2JS  
Type: Householder Application  
Ward : Old Coulsdon

Proposal : Erection of single storey side/ rear extension with internal alterations and formation of new patio.

Date Decision: 20.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/01770/DISC  
Location : 49 Selborne Road  
Croydon  
CR0 5JQ  
Type: Discharge of Conditions  
Ward : Park Hill And Whitgift

## Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Proposal : Discharge of Condition 13 - Construction Logistics Plan - of Planning Permission 20/01954/FUL for Demolition of existing house, garage and outbuilding, and erection of a three storey building comprising 9 apartments, and provision of associated off-street parking, and associated refuse storage and cycle storage, and associated landscaping.

Date Decision: 20.10.21

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. : 21/03739/HSE  
Location : 4 Grimwade Avenue  
Croydon  
CR0 5DG

Ward : **Park Hill And Whitgift**  
Type: Householder Application

Proposal : Erection of part single/part two storey side rear extension, two storey side/rear extension, single storey rear extension and two storey front projection

Date Decision: 12.10.21

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 21/04264/TRE  
Location : 159 Coombe Road  
Croydon  
CR0 5SQ

Ward : **Park Hill And Whitgift**  
Type: Consent for works to protected trees

Proposal : T3 Yew - Fell  
(TPO 31, 1989)

Date Decision: 22.10.21

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. : 21/04289/HSE  
Location : 93 Park Hill Road  
Croydon  
CR0 5NJ

Ward : **Park Hill And Whitgift**  
Type: Householder Application

Proposal : Alterations, erection of a two storey side extension

Date Decision: 13.10.21

### Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04526/GPDO  
Location : 69 Park Hill Road  
Croydon  
CR0 5NG  
Ward : **Park Hill And Whitgift**  
Type: Prior Appvl - Class A Larger  
House Extns  
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.5 metres

Date Decision: 12.10.21

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 21/00937/DISC  
Location : R/o 34 And 36 Riddlesdown Avenue  
Purley  
CR8 1JJ  
Ward : **Purley Oaks And Riddlesdown**  
Type: Discharge of Conditions  
Proposal : Discharge of Conditions 3 (Materials), 4 (CLP), 6 (SUDS), 7(1) (Security lighting), 7(2) (Boundary treatment), 7(3) (Levels), 7(4) (Refuse and cycle), 7(5) (Car parking), 7(6) (Visibility splays), 7(7) (Crossovers), 7(8) (Swept paths) and 7(9) (Sightlines) attached to planning permission 19/05914/FUL (Appeal: APP/L5240/W/20/3250429) for Construction of a 2-storey 3 bed 6person detached dwelling house and 2-storey building comprising 2 x 1bed 2person and 2 x 2bed 4person flats.

Date Decision: 21.10.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/00977/DISC  
Location : 31 Riddlesdown Road  
Purley  
CR8 1DJ  
Ward : **Purley Oaks And Riddlesdown**  
Type: Discharge of Conditions  
Proposal : Discharge of Condition 10 (CLP) attached to planning permission 18/04839/FUL for demolition of existing 2 storey detached house & garage & erection of new 3 storey flat block including for 8 apartments, amended access / parking provision & landscaping.

Date Decision: 11.10.21





Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Ref. No. : 21/04300/LP **Ward : Purley Oaks And Riddlesdown**  
Location : 46 Norman Avenue Type: LDC (Proposed) Operations  
South Croydon edged  
CR2 0QE  
Proposal : Demolition of existing conservatory and erection of single storey rear extension

Date Decision: 11.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04344/HSE **Ward : Purley Oaks And Riddlesdown**  
Location : 1 Downs Road Type: Householder Application  
Purley  
CR8 1DS  
Proposal : Single storey side extension, single storey rear extension; alteration of garage into habitable use, construction of roof lights and external alterations to the garage

Date Decision: 19.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/02819/CONR **Ward : Purley And Woodcote**  
Location : 29-35 Russell Hill Road Type: Removal of Condition  
Purley  
CR8 2LF  
Proposal : Corrected Description: Section 73 application seeking to vary Condition 2 (approved drawings), to allow for encroachment of adjoining basement onto the land and adding a pathway for refuse servicing; as approved under planning permission 19/03604/FUL decision dated 14/02/2020 for the: Demolition of existing residential dwellings and erection of 2 buildings, comprising of 106 new apartments, with associated hard and soft landscaping, access and car parking.

Date Decision: 11.10.21

**Withdrawn application**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Ref. No. : 20/05575/FUL **Ward : Purley And Woodcote**  
 Location : 16 Smitham Downs Road **Type: Full planning permission**  
 Purley  
 CR8 4NB  
 Proposal : Demolition of existing dwelling, erection of a 3/4 storey building comprising 9 flats with basement car parking, landscaping and amenity space.

Date Decision: 11.10.21

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

Level: Planning Committee

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Ref. No. : 21/02740/FUL **Ward : Purley And Woodcote**  
 Location : 10 Russell Hill Road **Type: Full planning permission**  
 Purley  
 CR8 2LA  
 Proposal : Change of use from retail (Class E) to wine-bar (sui generis), awning to front elevation and new ventilation extraction duct.

Date Decision: 21.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03250/FUL **Ward : Purley And Woodcote**  
 Location : O/S 956 Brighton Road **Type: Full planning permission**  
 Purley  
 CR8 2LP  
 Proposal : Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT kiosk(s).

Date Decision: 22.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03251/ADV **Ward : Purley And Woodcote**  
 Location : O/S 956 Brighton Road **Type: Consent to display advertisements**  
 Purley  
 CR8 2LP  
 Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 22.10.21

**Consent Refused (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/03332/HSE  
Location : 8 Manor Wood Road  
Purley  
CR8 4LE  
Proposal : Single storey rear extension and part first floor rear extension, with extended raised patio.

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

Date Decision: 14.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04130/TRE  
Location : Flat 1  
57 Woodcote Valley Road  
Purley  
CR8 3AN  
Proposal : T1 - Conifer - To reduce small conifer by 2.0m in height and lightly trim sides to reduce encroachment over the stairs to the entrance of the garden.  
(TPO 20, 1979)

Ward : **Purley And Woodcote**  
Type: Consent for works to protected trees

Date Decision: 15.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04136/HSE  
Location : 152 Godstone Road  
Purley  
CR8 2DF  
Proposal : Erection of a single storey rear extension.

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

Date Decision: 12.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04203/FUL  
Location : 140 Brighton Road  
Purley  
CR8 4HA

Ward : **Purley And Woodcote**  
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Proposal : Installation of external condenser and air-conditioning unit and new access ramp and steps

Date Decision: 12.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04433/FUL

**Ward : Purley And Woodcote**

Location : 50 Brighton Road  
Purley  
CR8 2LG

Type: Full planning permission

Proposal : Change of use from Guest House (Use Class C1) to a 9 Bedroom House in Multiple Occupation (Use Class Sui Generis) and alterations including insertion of a new window at ground floor level and two rooflights to the front roofslope.

Date Decision: 20.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04497/DISC

**Ward : Purley And Woodcote**

Location : 9 - 11 Whytecliffe Road South  
Purley  
CR8 2AY

Type: Discharge of Conditions

Proposal : Discharge of Conditions 2(3) (Materials) and 2(4) (Scale drawings) attached to planning permission 20/00865/FUL (Appeal APP/L5240/W/20/3254332) for Proposed front lightwell; front, side and rear windows; side entrance; and front boundary treatment and gate.  
Brick front boundary wall with iron gate  
Glass light well balustrade with brick plinth

Date Decision: 22.10.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04501/PA8

**Ward : Purley And Woodcote**

Location : Land At Purley Way At Junction With Edgehill  
Road  
Croydon  
CR8 2JQ

Type: Telecommunications Code  
System operator

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Proposal : Proposed 15.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.

Date Decision: 18.10.21

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04510/DISC  
Location : 120 Foxley Lane  
Purley  
CR8 3NB

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

Proposal : Discharge of conditions 3 (CLP) and 4 (SuDS) - reference 20/02807/FUL - for the construction of 2 x single storey dwellings (1 x 2b4p and 1 x 3b5p) to the rear of 120 Foxley Lane. Associated landscaping, parking and refuse and cycle storage provision.

Date Decision: 22.10.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04524/DISC  
Location : 1A Purley Parade  
High Street  
Purley  
CR8 2AH

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

Proposal : Discharge of condition 2 (refuse/planter details) attached to planning permission 17/04120/FUL for conversion of existing 4 bedroom flat into 2 two bedroom flats and 1 studio flat

Date Decision: 19.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04628/TRE  
Location : 1A More Close  
Purley  
CR8 2JN

**Ward : Purley And Woodcote**  
Type: Consent for works to protected trees

Proposal : Group of Beech (G1) -thin canopy by 10% (TPO 143)

Date Decision: 21.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 21/02540/DISC **Ward : Sanderstead**  
Location : Yewbank **Type: Discharge of Conditions**  
Sanderstead Road  
South Croydon  
CR2 0AG  
Proposal : Discharge of Conditions 5 (Highway Survey) and 6 (Construction Logistics Plan) attached to planning permission ref. 20/00064/FUL for the demolition of the existing building and erection of a block of flats comprising of 9 units with associated parking and landscaping.

Date Decision: 20.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03572/DISC **Ward : Sanderstead**  
Location : 3 - 5 Harewood Gardens **Type: Discharge of Conditions**  
South Croydon  
CR2 9BU  
Proposal : Discharge of Condition 3 (CLP) attached to planning permission 20/03366/FUL for Demolition of two family dwellinghouses and erection of 8x semi-detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 22.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03621/DISC **Ward : Sanderstead**  
Location : Land Rear Of 37 - 39 Heathurst Road **Type: Discharge of Conditions**  
South Croydon  
CR2 0BB  
Proposal : Discharge of Condition 4 (external facing materials) attached to PP 18/05015/CONR for the demolition of existing garages and erection of a four bedroom detached house with associated access (Variation of Condition 1 attached to PP 18/01641/FUL)

Date Decision: 19.10.21

**Approved**

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Level: Delegated Business Meeting

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Ref. No. : 21/03949/HSE  
Location : 11 Downsway  
South Croydon  
CR2 0JB

Ward : **Sanderstead**  
Type: Householder Application

Proposal : Alterations including demolition of garage and erection of a single storey side/rear extension

Date Decision: 11.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04043/HSE  
Location : 16 Hurnford Close  
South Croydon  
CR2 0AN

Ward : **Sanderstead**  
Type: Householder Application

Proposal : Alterations, conversion of the existing garage to habitable room and erection of detached garage

Date Decision: 12.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04102/TRE  
Location : 6 East Hill  
South Croydon  
CR2 0AL

Ward : **Sanderstead**  
Type: Consent for works to protected trees

Proposal : T1, Beech- Crown lift tree to 3m from ground level and selectively cut back extended laterals by up to 2m in branch length.  
(TPO 29, 2001)

Date Decision: 15.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04281/HSE  
Location : 2 Mitchley Grove  
South Croydon  
CR2 9HS

Ward : **Sanderstead**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Proposal : Alterations and the erection of a single-storey side and rear extension (following demolition of existing extensions) plus rear dormer roof extension.

Date Decision: 12.10.21

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05042/DISC

Ward : **Sanderstead**

Location : Yewbank  
Sanderstead Road  
South Croydon  
CR2 0AG

Type: Discharge of Conditions

Proposal : Discharge of Condition 7 (SUDS) attached to planning permission ref. 20/00064/FUL for the demolition of the existing building and erection of a block of flats comprising of 9 units with associated parking and landscaping.

Date Decision: 13.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03152/LP

Ward : **Selsdon And Addington Village**

Location : 29 Abbots Green  
Croydon  
CR0 5BL

Type: LDC (Proposed) Operations edged

Proposal : Erection of a hip to gable extension, erection of dormer in the rear roof slope and roof lights to the front roof slope

Date Decision: 19.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/03280/HSE

Ward : **Selsdon And Addington Village**

Location : 4 Gravel Hill  
Croydon  
CR0 5BB

Type: Householder Application

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

Date Decision: 20.10.21





Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Location : 3 York Road  
South Croydon  
CR2 8NR  
Type: LDC (Proposed) Operations edged  
Proposal : Alterations, erection of a single storey rear extension and construction of a porch

Date Decision: 19.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04261/TRE  
Ward : **Selsdon And Addington Village**  
Location : 170 Littleheath Road  
South Croydon  
CR2 7SF  
Type: Consent for works to protected trees  
Proposal : G2 - 5x common Beech trees.  
(TPO 52, 1989)

Date Decision: 22.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04363/HSE  
Ward : **Selsdon And Addington Village**  
Location : 30 Littleheath Road  
South Croydon  
CR2 7SA  
Type: Householder Application  
Proposal : Alterations, erection of a single storey front extension, two storey side extension, rear extension, hip to gable roof extension and rear dormer

Date Decision: 18.10.21

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04468/HSE  
Ward : **Selsdon And Addington Village**  
Location : 55 Ballards Way  
South Croydon  
CR2 7JP  
Type: Householder Application  
Proposal : Erection of single storey front and rear extensions.

Date Decision: 19.10.21



Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Location : 9B Woodland Gardens  
South Croydon  
CR2 8PH  
Type: Consent for works to protected trees

Proposal : T1 Field Maple - 4 metre crown lift and 10% crown thin.  
(TPO 2, 1989)

Date Decision: 15.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04097/TRE  
Location : 69 Hollywoods  
Court Wood Lane  
Croydon  
CR0 9JJ  
Type: **Ward : Selston Vale And Forestdale**  
Consent for works to protected trees

Proposal : T4, Oak (T43 on survey)- 3 metre crown reduction.  
T7, Oak (T78 on survey)- 2 metre crown reduction.  
(TPO 4, 2001)

Date Decision: 15.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/01555/LE  
Location : Flat 1  
333 Sydenham Road  
Croydon  
CR0 2EL  
Type: **Ward : Selhurst**  
LDC (Existing) Use edged

Proposal : Retention of existing single storey rear extension

Date Decision: 18.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/02143/DISC  
Location : 196 Sydenham Road  
Croydon  
CR0 2EB  
Type: **Ward : Selhurst**  
Discharge of Conditions

## Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Proposal : Discharge of Conditions 3, 4, 5, 6, 9, 10, 11, 15 and 16 attached to Planning Permission 19/00808/FUL for Internal and External alterations to existing building and grounds, extension and alterations to roof to form mansard roof to form 1 x 1 bedroom flat, excavation of rear lightwells and re-configuration of lower ground floor flat to provide additional bedrooms to existing flat resulting in 1 x 3 bedroom flat, demolition of rear garages and excavation of ground, and erection of two storey terraced building comprising lower ground floors and ground floors to provide 4 x 2 bedroom dwellings, provision of associated refuse storage and cycle storage, and off-street parking space, and provision of new soft landscaping.

Date Decision: 20.10.21

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. : 21/02652/ADV  
Location : Various Sites In Holmesdale Road  
Croydon  
CR0 2LT

**Ward : Selhurst**  
Type: Consent to display advertisements

Proposal : Display of 19 lamppost banner sites along Holmesdale Road between junctions Newhaven Road to the south and S Norwood Hill to the north in the London Borough of Croydon.

Date Decision: 14.10.21

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 21/02654/ADV  
Location : Various Sites In Selhurst Road  
South Norwood  
London  
SE25 6LS

**Ward : Selhurst**  
Type: Consent to display advertisements

Proposal : This application is for the display of 14 lamppost banner sites along A213 Selhurst Road between junctions Northcote Road Road to the south and South Norwood Hill to the north in the London Borough of Croydon.

Date Decision: 14.10.21

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 21/04082/LP  
**Ward : Selhurst**

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Location : 184 Whitehorse Road  
Croydon  
CR0 2LA

Type: LDC (Proposed) Operations  
edged

Proposal : Installation of replacement windows, 3 x rooflights, patio doors, new ground floor flank window and rear patio.

Date Decision: 13.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04683/LP

**Ward : Selhurst**

Location : 60 Northbrook Road  
Croydon  
CR0 2QL

Type: LDC (Proposed) Operations  
edged

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

Date Decision: 19.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 19/03279/FUL

**Ward : Shirley North**

Location : Land R/O The Shirley Inn Public House  
158 Wickham Road  
Croydon  
CR0 8BF

Type: Full planning permission

Proposal : Erection of a residential development of two detached three storey buildings comprising a total of 6 flats (2x1bed, 2x2bed, 2x3bed), provision of refuse and cycle storage, hard and soft landscaping and provision of two parking spaces

Date Decision: 21.10.21

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

Level: Planning Committee

---

Ref. No. : 21/02218/TRE

**Ward : Shirley North**

Location : 59 Greenview Avenue  
Croydon  
CR0 7QW

Type: Consent for works to protected  
trees

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Proposal : TG1: Various species - to crown reduce by 2 metres south facing lateral branches to the trees directly behind 33 Greenview Avenue.  
(TPO 49, 1983)

Date Decision: 15.10.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 21/04073/HSE **Ward : Shirley North**  
Location : 165 The Glade **Type: Householder Application**  
Croydon  
CR0 7UL  
Proposal : Erection of a front dormer with hanging tiles and pitched roof.

Date Decision: 19.10.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04099/HSE **Ward : Shirley North**  
Location : 40 Longhurst Road **Type: Householder Application**  
Croydon  
CR0 7AS  
Proposal : Erection of a two-storey side extension and single-storey rear extension.

Date Decision: 14.10.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/04213/LP **Ward : Shirley North**  
Location : 4 Nursery Close **Type: LDC (Proposed) Operations**  
Croydon **edged**  
CR0 5EU  
Proposal : Alterations, erection of a hip to gable roof conversion with a rear dormer

Date Decision: 20.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04285/LP **Ward : Shirley North**

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Location : 49 Glenthorne Avenue  
Croydon  
CR0 7ET  
Type: LDC (Proposed) Operations  
edged  
Proposal : Alterations, erection of a single storey side extension

Date Decision: 20.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04728/LP  
Location : 32 Glenthorne Avenue  
Croydon  
CR0 7EY  
Type: LDC (Proposed) Operations  
edged  
Ward : **Shirley North**  
Proposal : Erection of a rear dormer

Date Decision: 21.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04529/LP  
Location : 8 Pinewood Close  
Croydon  
CR0 5EX  
Type: LDC (Proposed) Operations  
edged  
Ward : **Shirley South**  
Proposal : Erection of single storey rear extension

Date Decision: 20.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04561/LP  
Location : 43 Hartland Way  
Croydon  
CR0 8RJ  
Type: LDC (Proposed) Operations  
edged  
Ward : **Shirley South**  
Proposal : Alterations, erection of a single storey rear extension

Date Decision: 19.10.21

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

Level: Delegated Business Meeting





Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

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

Proposal : Discharge of condition 3 (reveals/privacy screens/details of key junctions) attached to planning permission 19/04615/FUL for the 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: 22.10.21

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03819/HSE Ward : **South Croydon**  
Location : 34 Croham Valley Road Type: Householder Application  
South Croydon  
CR2 7NB

Proposal : Alterations, erection of a single storey front extension to the existing porch

Date Decision: 15.10.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04527/LP Ward : **South Croydon**  
Location : 63 Selsdon Road Type: LDC (Proposed) Operations  
South Croydon edged  
CR2 6PZ

Proposal : Erection of single storey side extension

Date Decision: 20.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04604/GPDO Ward : **South Croydon**  
Location : 5 Brighton Road Type: Prior Appvl - Class AA upto 2  
South Croydon storeys  
CR2 6EA

Proposal : Erection of two additional stories to provide ten self-contained residential flats (Use Class C3) (56-day Prior Approval Process)

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Date Decision: 18.10.21

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04697/NMA  
Location : 17 Moreton Road  
South Croydon  
CR2 7DN

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

Proposal : Non Material Amendment to planning approval 20/01552/CONR (Demolition of the existing garage. Erection of a basement/two storey side extension to form an additional one bedroom flat) seeking minor alterations to the front window size and moulding; alteration to soldier course; change of material for lightwell railing to masonry; alteration to rear window.

Date Decision: 11.10.21

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04718/LP  
Location : 36 Newark Road  
South Croydon  
CR2 6HQ

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

Proposal : Erection of rear dormers and roof lights to the front roofslope.

Date Decision: 21.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/05025/LP  
Location : 96 St Peter's Street  
South Croydon  
CR2 7DF

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

Proposal : Installation of rear dormer with front rooflights in front roof slope

Date Decision: 21.10.21

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

Level: Delegated Business Meeting

Ref. No. : 21/02648/ADV  
Location : Various Sites In Station Road  
South Norwood  
London  
SE25 5AJ

**Ward :** South Norwood  
Type: Consent to display  
advertisements

Proposal : Display of 3 lamppost banner sites along Station Road near Norwood Junction Station in the London Borough of Croydon.

Date Decision: 14.10.21

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/04428/LP  
Location : 165 South Norwood Hill  
South Norwood  
London  
SE25 6DE

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

Proposal : Demolition of existing rear conservatory and WC and erection of ground floor rear extension.

Date Decision: 18.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04442/LP  
Location : 40 Heath Road  
Thornton Heath  
CR7 8NE

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

Proposal : Loft conversion with rear dormer extensions and two front rooflights

Date Decision: 20.10.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/04088/FUL

**Ward :** Waddon

## Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Location : Former National Driving Centre  
Marlowe Way  
Beddington  
Croydon, CR0 4XS

Type: Full planning permission

Proposal : Change of use to a van storage facility associated with an off-site storage and distribution operation and associated development comprising resurfacing works; demolition/removal of existing portacabins and erection of a building for security guard and driver welfare facilities; provision of cycle storage; installation of drainage, external lighting and electrical infrastructure; erection of replacement boundary fencing and gates; soft landscaping; and other minor works (Linked with application DM2020/01402 with London Borough of Sutton)

Date Decision: 21.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/01974/HSE  
Location : 2 Waddon Way  
Croydon  
CR0 4HU

Ward : **Waddon**  
Type: Householder Application

Proposal : Alterations involving construction of ground floor extension, first floor extension, loft conversion, alterations to front elevation, front extension, porch changes

Date Decision: 20.10.21

### **Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04253/FUL  
Location : Land Between 58 - 60 Stafford Road  
Croydon  
CR0 4NE

Ward : **Waddon**  
Type: Full planning permission

Proposal : Construction of two storey building with habitable roof space between existing buildings to provide three self-contained flats (following demolition of existing garage and store) and internal and external alterations to existing buildings

Date Decision: 21.10.21

### **Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04435/ADV  
Location : 330 Purley Way  
Croydon  
CR0 4XJ

Ward : **Waddon**  
Type: Consent to display advertisements

Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Proposal : Application for consent to display a range of advertisements including:  
1 illuminated sign case mounted internally at high level  
2 vinyls applied to glazing

Date Decision: 20.10.21

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/04438/TRE  
Location : 51 Old School Place  
Croydon  
CR0 4GA  
Proposal : T14 Sycamore: 2 metres crown reduction.  
(TPO 7, 1999)

**Ward : Waddon**  
Type: Consent for works to protected trees

Date Decision: 22.10.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04699/LP  
Location : 16 Borough Hill  
Croydon  
CR0 4LN

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

Proposal : Alterations, erection of a detached rear outbuilding

Date Decision: 21.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04748/NMA  
Location : Makro  
Peterwood Way  
Croydon  
CR0 4UQ

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

Proposal : Non material application (relating to planning approval 20/00420/FUL) in respect to external alterations to the existing warehouse and reconfiguration of the parking area to facilitate the change of use of the building from Cash & Carry (sui generis) to a Storage & Distribution warehouse (B8).

Date Decision: 11.10.21

**Approved**







Decisions (Ward Order) since last Planning Control Meeting as at: 25th October 2021

Location : 88 Stanley Road  
Croydon  
CR0 3QA  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of rear outbuilding.  
Date Decision: 15.10.21

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

Level: Delegated Business Meeting

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Ref. No. : 21/04204/GPDO  
Location : 20 Queenswood Avenue  
Thornton Heath  
CR7 7HY  
Ward : **West Thornton**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum overall height of 3 metres

Date Decision: 24.10.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04443/FUL  
Location : 73A Thornton Road  
Thornton Heath  
CR7 6BD  
Ward : **West Thornton**  
Type: Full planning permission

Proposal : Erection of first floor rear extension and Alterations

Date Decision: 19.10.21

**Permission Refused**

Level: Delegated Business Meeting

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