

23rd November 2023 Planning Committee Addendum

Item 6.1 23/00872/FUL – Croydon Park Hotel, 7 Altyre Road, Croydon, CR9 5AA

Additional representations

Two additional representations have been received since the publication of the Officer report. The key matters raised are summarised as follows:

- Transparency in property transactions, conflicts of interest and alleged police investigations.
[Officer Comment: The additional comments allege that the Council have failed to be transparent regarding financial transactions as this site, known as Croydon Park Hotel. This site is not currently under investigation by the Metropolitan Police. The Local Planning Authority (LPA) can confirm that the application site is no longer owned by Croydon Council and therefore the Council has no financial interest in this site].
- Concerns regarding local infrastructure and population increase.
[Officer comment: Such matters are addressed in the Officer's report].
- Objections from local residents should be the determining factor.
[Officer comment: As members are aware The Local Planning Authority work within a plan lead system, applications are considered in accordance with the Development Plan unless material consideration indicate otherwise. Therefore, the sheer quantum of objections alone would justify a refusal of planning permission].
- The report repeatedly states Altitude 25 has a '9-storey blank façade' containing no north facing windows. This is factually incorrect.
[Officer comment: The representation is correct – the northern flank of Altitude 25 has a blank façade from levels 3-8, with windows in the northern elevation facing the application site below 3rd floor and above 8th floor. Updates to the report to correct this are addressed below].

A further representation has raised issues in terms of the purchase and sale of the Croydon Park Hotel and allegations of criminality have been made. This is not a planning matter and should third parties believe that criminality has taken place then contact should be made with the Metropolitan Police Service.

Updates to the Officers Report

The tables on page 1 of the Officers report should be amended to read:

Type of floor space	Amount proposed
Residential (Use Class C3)	<u>44,401sqm (NIA)</u>
Community (Use Class F.1/F.2)	<u>204sqm (NIA)</u>
Total	<u>44,605sqm</u>

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 6b	
Car Parking maximum standard	Proposed
Car free with 3% disabled provision	13x disabled bays only
Long Stay Cycle Storage minimum	Proposed
734	734
Short Stay Cycle Storage minimum	Proposed
8 (residential)	13
8 (community use)	

Please note that any reference to the community floorspace with an area of 208sqm should be replaced with **204sqm**. This correction does not alter the recommendation made by Officers to members of the Planning Committee.

Paragraph 2.2 part a) should be amended to read:

Housing

- a) Build to Rent criteria, including covenant, clawback mechanism, management **and eligibility criteria**

Additional clauses as part of the Legal Agreement within 'Public Realm'

- Public access to the pocket garden in perpetuity
- Upkeep and maintenance (in perpetuity) of the pocket garden by the applicant

Additional conditions within paragraph 2.4:

- Since the publication of the Officers report further comments have been received from the Trees and Woodlands Team. Therefore, Officers would therefore recommend that an additional condition is attached should members be minded to grant planning permission subject to the completion of the Legal Agreement.

This condition would require the submission of Tree Protection Plan (TPP) prior to any works above ground level to safeguard the two street trees located to the north of the site, along Hazledean Road.

Reason: These trees are considered to contribute to the visual amenity of the area and are worthy of protection given their prominence, hence the condition is deemed necessary.

Paragraph 2.7 replaced with the following:

- That, if within 3 months the legal agreement has not been completed (**or a longer period agreed by Officers in writing**), the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

The second bullet point in the Mansion Block section of paragraph 3.1 should read:

- The Mansion Block has a total height of 9 storeys and sits adjacent to **Altitude 25 where floors 3-8 have a blank facade with windows orientated east and west.**

The penultimate sentence in paragraph 8.24 should be amended to read:

- This provides a consistent height of the lower elements of the scheme which enables the proposal to integrate into the surrounding area. **with reference to the nine-storey blank façade of Altitude 25.**

The last two sentences in paragraph 8.25 should be amended to read:

- The block responds positively to surrounding constraints with the height aligning with the existing **east/west orientated windows at floors 3-8 blank flank wall** on Altitude 25, separation gaps either end between the two towers and a top floor setback, helping to create a visual and spatial break between the built forms which is supported. The existing hotel is currently stands at 7 storeys, whilst the proposal would see an increase of two storeys, this would align with the with the **east/west orientated windows at floors 3-8 9 storey blank façade** of Altitude 25.

Paragraph 8.92 should be amended to read:

- In terms of daylight, of the **1,131** proposed habitable rooms considered, **824** (73%) satisfy the BRE guidelines in sDA terms. For the Towers (and Villa Block), of the **878** rooms considered, **695** (79%) satisfy the BRE guidelines, and in the Mansion Block of the **253** rooms considered, 129 (51%) satisfy the BRE guidelines. The originally submitted scheme only achieved 26% of rooms within the Mansion Block adhering to the BRE recommended levels, so the revised scheme improves the daylight levels to this block. The overall level of adherence with the BRE recommendations increases to 77% if 150 Lux is used for the living/kitchen/dining areas **within the Mansion Block** (up from **73%** against 200 Lux).

Paragraph 8.130 should be amended to read:

- The Mansion Block would be sited approximately 37m from Latitude Apartments to the east and reduces down to 9m to the southeast where Latitude Apartments returns along Barclay Road. The windows at the closest point (9m) are angled away from each other and therefore given the orientation would not result in any overlooking or loss of privacy that would warrant a refusal of planning permission. The Mansion Block would be sited approximately 7m from Altitude 25 **to the south but would sit adjacent to its blank facade, which extends up to the 9th floor as Altitude 25 was built when Croydon Park Hotel was in situ., while the current hotel sits approximately 5.2m away and contains two sets of windows per floor facing Altitude 25. Whilst there are windows orientated east/west at floors 3-8 where no outlook or privacy concerns would occur, there are flats below 3rd floor within Altitude 25 that do have windows in the northern elevation directly overlooking the site. Figure 49a below**

shows a photograph of these, with the main central windows serving a stairwell. It is noted that this separation distance is less than the 18-21m yardstick, but weight has to be given to the existing relationship between these units within Altitude 25 and the existing hotel, which is closer than the proposal, and also contains windows in the flank. Therefore the relationship in terms of outlook would be improved in terms of separation, whilst windows are proposed in this flank for flats where current windows exists in the hotel. Therefore no objection is raised.

The note under Figure 49 should be amended to read:

*Figure 49: blank façade of Altitude **floors 3 to 8***

An additional photograph should be added after Figure 49a as below:



Figure 49a: lower element of Altitude facing Croydon Park Hotel (below floors 3 to 8)

Paragraphs 8.158 to 8.163 should be deleted (they are covered in paragraphs 8.207 to 8.213)

Microclimate

~~8.158 Paragraph 6.71 of the Croydon OAPF states that new buildings, in particular tall buildings, will need to demonstrate how they successfully mitigate impacts from microclimate conditions on new and existing amenity spaces. In particular, new tall buildings in the COA will need to show how their designs do not have a negative impact on wind (downdrafts and wind tunnelling). This is endorsed in DM38.4 of the Croydon Local Plan and D9 of the London Plan.~~

~~8.159 A wind report has been submitted in support of the application that reviews the impact of the proposal on nearby and surrounding land and has been independently review by the Councils Wind Consultant, GIA. The land to the north-western of the interlocking~~

towers and the ramp down to the basement had previously identified unsafe conditions while concerns existed in respect of the wind conditions of the roof terrace, on the 33rd floor.

8.160 — The amendments to the proposal as part of this application have sought to address these concerns through the following mitigation:

- a. — Siting the mansion block further back from Altyre Road by approximately 1.8m;
- b. — The introduction of two permanent wind screens at the ground floor as part of the overall landscaping proposals close to the north-western entrance;
- c. — The introduction of a canopy to the ground floor north-western entrance at the junction of Hazledean Road and Altyre Road;
- d. — The relocation of the roof top terrace, at the 33rd Floor, to the eastern side of the interlocking towers and the introduction of wind screen around the periphery of the roof top terrace;
- e. — No pedestrian access via the ramped access to the basement.

8.161 — All wind mitigation is provided through permanent and fixed structures and are capable of being secured through an appropriately worded planning condition. There are no soft landscaping features that are proposed as wind mitigation and therefore Officers have no concerns over the provision and retention of such mitigation features.

8.162 — The applicant's Wind Assessment, the independent Review and third parties raised concerns regarding the undesirable wind condition at the corner of Barclay Road and Addiscombe Road, to the east immediately outside of Latitude Apartments (nodal point 89). Through wind tunnel modelling this corner position shows existing uncomfortable walking conditions. The application before Members does not make this position any worse and therefore there would be no greater concerns in regard to public safety; this position has been supported by the Council Consultants.

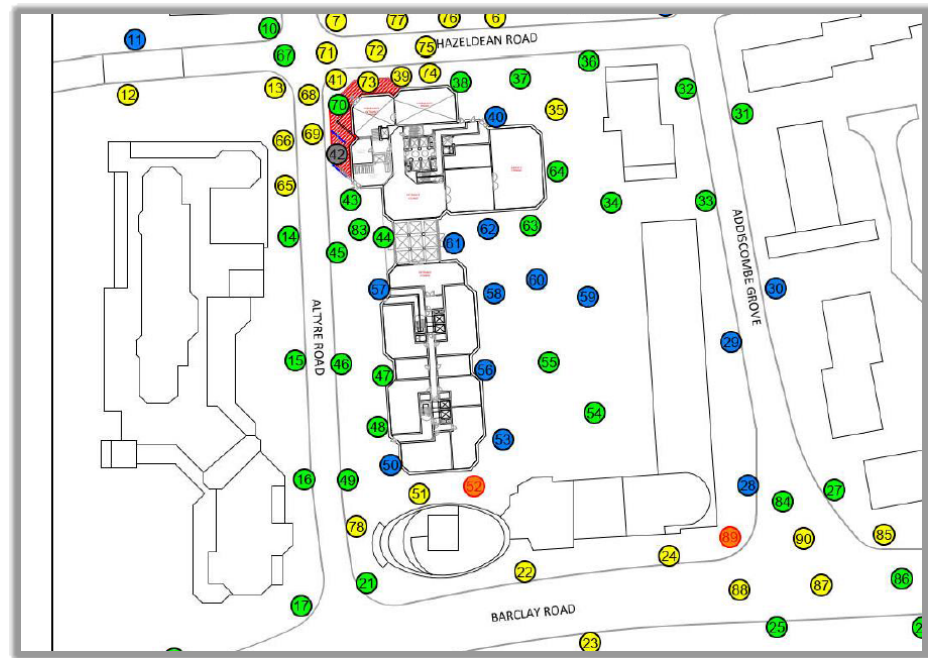


Figure 55: proposed wind conditions in relation to nodal point 89

8.163 — Subject to securing the permanent wind mitigation through an appropriately worded conditions Officers are satisfied that the proposal would not result in any additional risk to public safety and would provide an acceptable environment in relation to wind.