

# 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, 7 April 2022** 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, 30 March 2022

Members of the public are welcome to attend this meeting, or you can view the webcast both live and after the meeting has completed at <http://webcasting.croydon.gov.uk>

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 Tariq Aniemeka-Bailey  
020 8726 6000 x64109 as detailed above.

## **AGENDA – PART A**

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

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

### **2. Minutes of Previous Meeting (Pages 7 - 10)**

To approve the minutes of the meeting held on Thursday 24 March 2022 as an accurate record.

### **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 11 - 12)**

To receive the following presentations on a proposed development:

There are none.

**6. Planning applications for decision (Pages 13 - 16)**

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

**6.1 21/03908/FUL - 66 Pollards Hill North, Norbury, SW16 4NY**  
(Pages 17 - 44)

Demolition of existing dwellinghouse building and provision of residential accommodation (Class C3) comprising the erection of 9 two storey houses with rooms in roof space facing onto Pollards Hill North and Beech Road, with associated landscaping, refuse and recycling storage and cycle and car parking.

Ward: Norbury and Pollards Hill  
Recommendation: Grant permission

**6.2 21/05562/FUL - 48 Maberley Road, Upper Norwood, London, SE19 2JA** (Pages 45 - 66)

Demolition of existing dwelling house and construction of new replacement building comprising 8 residential flats with associated cycle parking, waste stores and landscaping.

Ward: Crystal Palace and Upper Norwood  
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 67 - 118)**

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

Attached is a list of Delegated and Planning Committee/Sub Committee decisions taken between 14 March 2022 and 25 March 2022.

**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

Meeting of held on Thursday, 24 March 2022 at 6.00 pm in Council Chamber, Town Hall,  
Katharine Street, Croydon CR0 1NX

### MINUTES

Present: Councillor Chris Clark (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Joy Prince, Clive Fraser, Humayun Kabir, Jamie Audsley, Richard Chatterjee (in place of Lynne Hale), Michael Neal, Gareth Streeter and Ian Parker

Also

Present: Councillors Tim Pollard & Ola Kolade

Apologies: Councillors Lynne Hale, Jamie Audsley (Apologies for Lateness) & Michael Neal (Apologies for Lateness)

### PART A

#### Minutes of Previous Meeting

**RESOLVED** that the minutes of the meeting held on Thursday 27 January 2022 & Thursday 10 February 2022 be signed as a correct record.

#### Disclosure of Interest

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

#### Urgent Business (if any)

There was none.

#### Development presentations

There were none.

#### Planning applications for decision

##### **20/06319/FUL – 1 Smitham Bottom Lane, Purley, CR8 3DE**

Demolition of existing two storey detached dwelling; construction of part three, four, and five storey building comprising a mix of 16 no. one, two and three bedroom flats; associated parking and hard and soft landscaping.

Ward: Purley and Woodcote

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

Mr Moez Jetha spoke against the application.

Mr Oliver Bray spoke in support of the application.

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

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Cllr Kabir. This was seconded by Cllr Fraser.

The motion to grant the application was taken to a vote and carried with four Members voting in favour, four Members voting against and one Member abstained their vote.

The chair used his casting vote to vote in favour of the application.

The Committee **RESOLVED** to **GRANT** the application for the development at 1 Smitham Bottom Lane, Purley.

*Councillor Audsley (having already given apologies for lateness) attended the meeting during the presentation of the planning application at 6.14pm. In accordance with the Council's Constitution, Councillor Audsley took no part in this item as he was not present at the start of the presentation.*

#### **21/04742/FUL - 2 Shaw Crescent, South Croydon, CR2 9JA**

Demolition of single-family dwellinghouse and erection of 4x 3-storey semi-detached dwellinghouses and a terrace of 3x 2-storey dwellinghouses containing total of 7x 3-bedroom units.

Ward: Sanderstead

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

Mr David Barker spoke against the application.

Ms Alexandra Eatough spoke in support of the application.

The Ward Member Councillor Tim Pollard addressed the committee with his view on the application.

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

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Cllr Ben-Hassel. This was seconded by Cllr Prince.

The motion to grant the application was taken to a vote and carried with six Members voting in favour and four Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 2 Shaw Crescent, South Croydon.

#### **21/04358/FUL - 98 Higher Drive, Purley CR8 2HL**

Demolition of existing house and erection of a 3-4 storey block comprising 9 flats with 9 car parking spaces and associated landscaping.

Ward: Kenley

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

Mr Kamran Rabbani spoke against the application.

Mr Paul Lewis spoke in support of the application.



The Ward Member Councillor Ola Kolade addressed the committee with his view on the application.

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

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Cllr Fraser. This was seconded by Cllr Kabir.

The motion to grant the application was taken to a vote and carried with six Members voting in favour and four Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 98 Higher Drive, Purley CR8 2HL.

#### **21/03703/FUL - 18 Rectory Park, South Croydon CR2 9JN**

This item was withdrawn from the agenda.

#### **Items referred by Planning Sub-Committee**

There were none.

#### **Other planning matters**

There were none.

#### **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 8:40pm

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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**

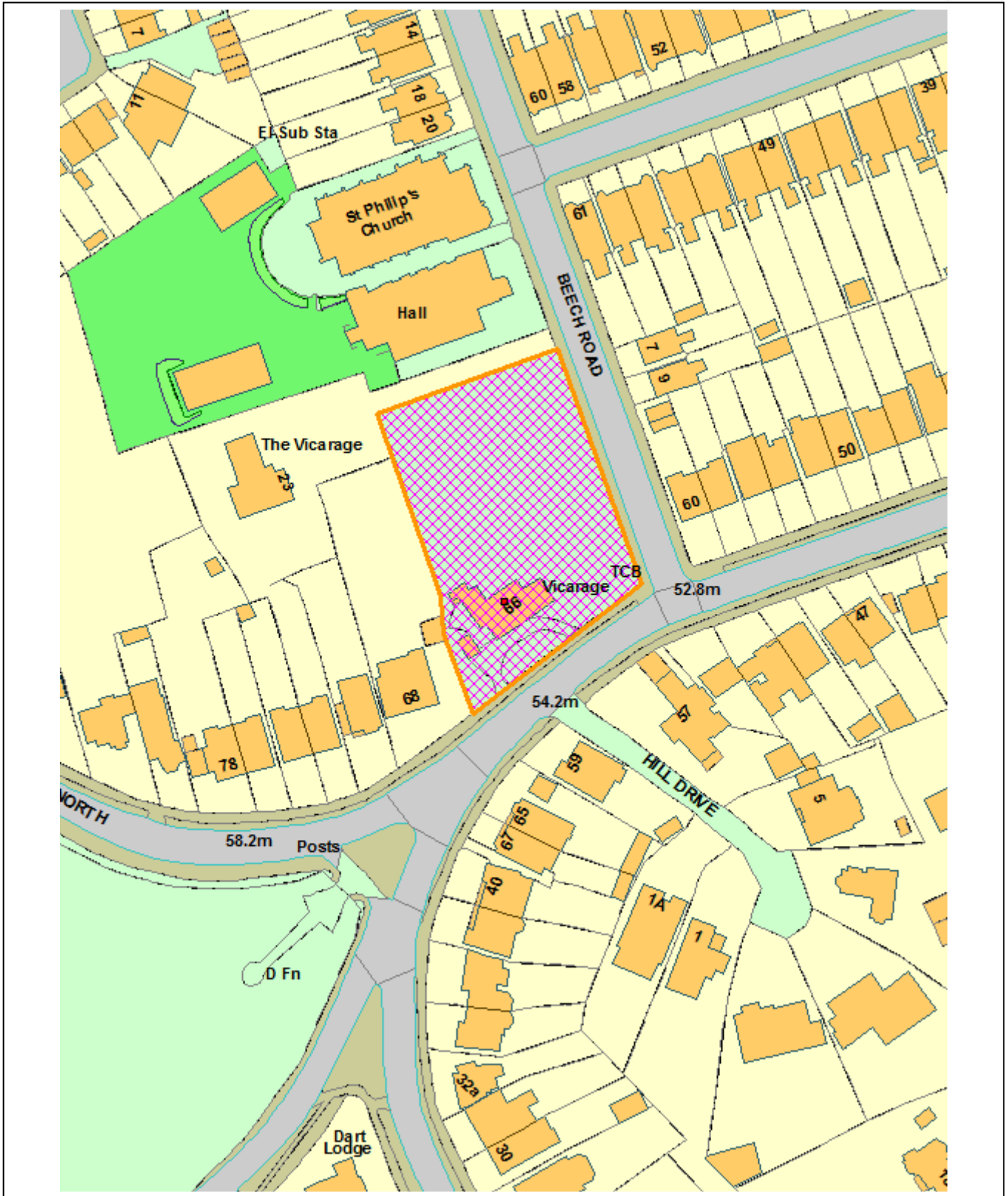
- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application 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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**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 21/03908/FUL  
 Location: 66 Pollards Hill North, Norbury, SW16 4NY.  
 Ward: Norbury and Pollards Hill.  
 Description: Demolition of existing dwellinghouse building and provision of residential accommodation (Class C3) comprising the erection of 9 two storey houses with rooms in roof space facing onto Pollards Hill North and Beech Road, with associated landscaping, refuse and recycling storage and cycle and car parking.  
 Drawing Nos: 3130\_GA-P-L00 100\_REV P3 ; 3130\_GA-P-L00 200\_REV P3 ; 3130\_GA-P-L00 LOWER 100\_REV P3 ; 3130\_GA-P-L00 LOWER 200\_REV P3 ; 3130\_GA-P-L01 100\_REV P3 ; 3130\_GA-P-L01 200\_REV P3 ; 3130\_GA-P-L02 100\_REV P3 ; 3130\_GA-P-L02 200\_REV P3 ; 3130\_GA-P-ROOF 100\_REV P3 ; EX-E Rev V ; EX-P-L00 100 Rev V ; EX-P-L01 100 Rev V ; EX-P-L02 100 Rev V ; EX-P-Roof 100 Rev V ; GA-FS-01 Rev P1 ; GA-FS-02 Rev P1 ; GA-FS-03 Rev P1 ; GA-E-H1-H5 Rev P1 ; GA-E-H6-H9 Rev P1 ; GA-P-L00 500 Rev P1 ; GA-HT-01 Rev P1 ; GA-HT-02 Rev P1 ; GA-HT-03 Rev P1 ; GA-HT-04 Rev P1 ; GA-HT-05 Rev P1 ; GA-S-01 Rev P1 ; GA-S-02 Rev P1 ; 13/12 ; EX-SP ; GA-FS-03 Rev P1 ; TM-508-LA-101.  
 Applicant: Regent Land and Development Ltd.  
 Case Officer: D Gibson.

Residential Accommodation

	4 bedroom	Total
Existing	1	1
Proposed Market Housing	9	9
Total Proposed	9	9

Car Parking and Cycle Storage Provision

Car Parking Spaces	9
Cycle Spaces	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:

- Sustainable transport contribution of £13,500
- Monitoring fees as appropriate.

2.2 That the Director of Planning and Strategic Transport is delegated authority to issue a Grant of planning permission subject to the following conditions and informatives :-

1. Development to be implemented within three years.
2. In accordance with the approved plans.

### Pre-Commencement Conditions

3. Submission of detailed Construction Logistics Plan for approval prior to commencement of demolition/construction works.
4. Implementation of (prior to demolition and construction works) and adherence to actionable measures of arboricultural report and specified tree protection measures set out in approved arboricultural report and addendum note.
5. A construction environmental management plan regarding biodiversity to be submitted to and approved in writing by the local planning authority. Retention thereafter as appropriate.

### Pre-Commencement Conditions Except for Demolition and Below Slab Level Works.

6. Full details of external facing materials.
7. Full details of windows reveals (minimum depth of 225mm) and window frame profiles drawn to scale of 1:20.
8. Full details of soft and hard landscaping, including green roof details to cycle and refuse storage structures and flat roof areas of the houses, and new tree planting details and biodiversity enhancements, and boundary treatment to be submitted for approval and retained as appropriate thereafter.
9. Finished Floor Levels.
10. Submission of SUDs scheme for approval.
11. Biodiversity Enhancement Strategy for Protected and Priority species to be submitted to and approved in writing by the local planning authority. The locations of enhancements should be included on any landscape and planting plans which will include the use of native species of benefit to wildlife as part of the mitigation / enhancements.
12. Full details of structural stability and foundations and retaining walls to be submitted for approval and retained as appropriate thereafter.

### Pre-Occupation Conditions

13. Following details to be submitted to Council for approval and prior to first occupation of dwellings : security lighting (siting/manufacturer) ; visibility splays to each parking space ; full details electric charging point/s for car parking ; cycle storage enclosure appearance ; security lighting

- siting/manufacturer. Once approved, items listed to be implemented and retained as such.
14. Following to be provided as specified in application prior to first occupation of new dwellings : refuse storage structures ; parking layout/egresses.
  15. Development to meet energy efficiency/carbon reduction targets as appropriate.

#### Compliance Conditions

16. Implementation of and adherence to mitigation/enhancement measures as appropriate as set out in ecological report. Retention thereafter as appropriate.
  17. Development to meet 105 litre per person/day water use target.
  18. No windows, other than shown on the approved plans, to be provided to western facing flank elevation of House 1 as numbered on the approved plans.
  19. Flat roof areas of houses not to be used as balconies, terraces, etc.
  20. Withdrawal of householder permitted development rights.
  21. All dwellings to meet accessibility standards as appropriate.
  22. Adherence to fire safety strategy.
  23. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.
- 2.3 That, if within 3 months of the issue of a draft planning permission decision notice, the legal agreement to secure the sustainable transport contribution of £13,500 has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

#### Informatives

1. Granted subject to a Legal Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
4. Compliance with Building/Fire Regulations
5. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

3.1 The proposal is an application for full planning permission:

3.2 The proposal includes the following:

- Demolition of the existing house at 66 Pollards Hill North.
- Erection of a terrace of 8 semi-detached four bedroom houses and 1 detached four bedroom house storey houses with third storey (second floor) set in roof pods. These are 4 bedroom / 6 person houses.
- Provision of 9 off-street parking spaces (one per house).
- Provision of associated covered cycle storage for residents and covered refuse storage for residents.
- Provision of associated tree planting and soft and hard landscaping.

3.3 Amended plans and information were submitted during the course of the application to address the following issues :

- House 1 – Off-street car parking space and vehicle crossover route located to west by a further 1 metre which also moves the pedestrian hardstanding route to the west by 1m, which allows for a 6 metre length on-street parking space to be retained.
- Cycle stores placed on hardstanding, with the door opening onto hardstanding. Respective hard-surfaced routes through the rear gardens to the respective stores will be provided. This is ensure cycles can be wheeled conveniently to the cycle stores.
- Refuse Stores - Double doors to bin stores have been replaced with 3 panels/doors. This to ensure ease of access and reduce conflicts with boundary walls.
- Foundation Impact report to respond to clarify soil and drainage conditions in relation to the structural methodology of the proposed development.
- An amended tree planting scheme was submitted in response to advice from officers that taller more prominent trees (at maturity) be alternatively mixed into tree planting arrangements within the frontage garden areas and that any tree being planted within the frontage of proposed properties, be situated in purpose built soil cell structures, so they can be integrated with the potential hardscaping and parking arrangement requirements.
- Addendum to Arboricultural report to provide Information in relation to the proposed vehicle crossovers in relation to the highway trees surveyed within the report.
- Bat Survey report, as requested by the Council's Ecology consultants to supplement the preliminary ecological appraisal.
- Updated Parking Stress Survey undertaken February 2022.

#### **Site and Surroundings**

3.4 The site at 66 Pollards Hill North is a steeply sloping plot with a plan area of around 0.27 hectares. The ground level significantly slopes down from south to north at a gradient of 1:10 and from west to east at a gradient of 1:20. The site is occupied by a two storey red brick vicarage building facing south onto Pollards Hill North. It is not in use as a vicarage any more but had most recently been used as a low cost shared accommodation dwelling by patrons connected to a prior ecclesiastical ownership. From the rear elevation of the building there is a steep 4 metre drop cloaked in trees and undergrowth to an extensive grassed (fallow) area which forms the main part of the site. There are individual trees on site and groups of trees/saplings (none of the trees are subject to a tree preservation order). There are also trees in the adjacent property at 68

Pollards Hill North which have canopies which overhang the western boundary fence of the site. There are street trees on the highway outside the site on Pollards Hill North and Beech Road. Although briefly used as a school playing field between c.1920 and 1932, the grassed area is really too steep for this purpose with a fall of 1:25. Heavily overgrown formal steps lead down from the vicarage into this terraced area and then down again to adjacent the church hall (to the north of the site). This results in the church hall floor level being 7 metres below ground floor in the vicarage.

- 3.5 Pollards Hill North forms the southern boundary of the site. This road forms a continuous series of reflex curves, ultimately forming two tear drops when combined with Pollards Hill East and West and Pollards Crescent. Houses built along the roads are set off parallel to a series of chords or tangents to the curves. This means there is no clearly defined building line, with the existing vicarage building at 66 Pollards Hill North at an angle to houses on both sides.
- 3.6 The eastern boundary of the site is formed by Beech Road. The upper part of Beech Road drops steeply alongside the garden and gable wall of 60 Pollards Hill North before gradually levelling out at the junction with Beatrice Avenue. Only two houses face directly across Beech Road into the main body of the site: numbers 7 and 9. The rear garden of 61 Beatrice Avenue is also opposite the lowest part of the site, mainly facing the access road to the new vicarage.
- 3.7 The northern boundary of the site is formed by the hall of St Philip's Anglican Church with the main body of the church beyond. Ground level at the front of both church and hall is 2 metres lower than the lowest level of the site, ensuring that the northern aspect from the site is one of a massive roof scape, with the church roof rising above the hall roof to a height of over 16 metres. St Philip's Church is a Locally Listed Building built in a neo-Gothic perpendicular style, predominantly in red brick with sandstone detailing, weathered red tile roof and tall campanile. The main west door is at the end of the nave remote from Beech Road. The nave roof is significantly higher than the choir roof fronting Beech Road, helping to conceal the full size of the building when seen from Beatrice Avenue to the east. Its Church Hall is fronted by a curious arts and crafts style cottage that was the original vicarage, built in 1907 along with the church choir. With a combination of Tudor and Romanesque features including oversized chimney stacks and steeply pitched gables, the cottage is quite different from the church with its sandstone detailing. The huge bulk of the church hall behind is only disguised when viewed head on from Beech Road.
- 3.8 The majority of other buildings surrounding the site are of white render with some token Tudor style timberwork. Another common feature is the use of weathered red or brown roof tiles, mostly plain but including some with modern profiles. Crested ridge tiles are popular as are bonnet tiles for hips. Slates and traditional pantiles are entirely absent from the local area.
- 3.9 Facing the site directly across Pollards Hill North is the entrance to Hill Drive. The slope of the ground ensures that corner properties on each side of Hill Drive have ground floors at the same level as the first floor of the vicarage. Although 57 Pollards Hill North has a car port at road level the main part of the ground

floor is screened by a substantial walled garden. While 59 Pollards Hill North is only a bungalow it is set well back from the road giving a total separation distance from the existing vicarage building of about 28 metres. It is also one of the few buildings in the area to be red brick like the church and vicarage, rather than being white render.

- 3.10 The boundaries of the site are formed by various materials ranging from a low brick wall facing Pollards Hill North to close boarded and panel fencing on Beech Road and chain link fencing elsewhere. There are street trees outside the site on both frontages.

#### Transport and Accessibility

- 3.11 Transport for London Ptal Rating is 1b (poor).
- 3.12 There are 3 electric charging point parking bays sited on the highway of Beech Road. These are directly adjacent to 66 Pollards North.
- 3.13 There are nearby bus routes on London Road.
- 3.14 The site is within 800 metres of Norbury District Centre.

Figure 1 - Site Location



#### Relevant Planning History

- 3.15 21/00538/Pre – Demolition of existing building and erection of 10 houses.
- 3.16 19/00663/FUL - Withdrawn – 02/12/2020.  
Demolition of house, outbuildings and hardstanding , construction of part 2 storey / part 3 storey building comprising lower ground floor, upper ground floor, first floor and rooms in the roofspace, to provide 60 bed care home for the elderly, provision of associated off-street car parking, and bicycle, refuse and garden stores , Alterations (widening) of existing vehicular accesses from Pollards Hill North and provision of vehicular access from Beech Road.



- 3.17 14/02311/P – Planning Permission 04/08/2014 (part-implemented). Demolition of existing vicarage (No. 66 Pollards Hill North) and erection of replacement 4 bedroom vicarage (**the erection of the vicarage and formation of vehicular access from Beech Road has been implemented**). Erection of 3 four bedroom detached houses (not implemented). Erection of 4 bedroom semi-detached houses (not implemented). 16 parking spaces (2 per dwelling) (not implemented).

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

- The principle of a residential development is acceptable given the national and local need for housing and the existing residential status of the land.
- The proposal is for all 9 houses to be four-bedroom family unit dwellings.
- The design and appearance of the development is appropriate. The form, height and massing of the houses would be of a contemporary re-interpretation character and would reference the existing appearance of the houses in the area. The overall form, massing and height of the new houses would be in context with the overall size of the site and gradient of the land and would not result in harm to the setting of adjacent and nearby heritage assets. The living conditions of adjacent occupiers would be protected from undue harm due to the layout and design of the building and subject to conditions.
- The living standards of future occupiers are satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).
- The amount of off-street parking would be acceptable. The site is also within a short walk of local bus routes and is a short walk to local shops and services in Norbury District Centre.
- Sustainability aspects have been properly assessed and their delivery can be controlled through planning conditions.

#### **5.0 CONSULTATION RESPONSE**

- 5.1 Lead Local Flooding Authority (LLFA): No objection - The submitted strategy and overall approach generally meet LLFA requirements and demonstrate that appropriate Sustainable Urban Drainage Scheme (SUDS) measures have been considered and implemented where feasible.
- 5.2 Place Ecology: No objection subject to securing biodiversity mitigation and enhancement measures through suggested conditions.
- 5.3 Historic England (Archaeology). No archaeological requirement required.
- 5.4 Street Trees: No objection.
- 5.5 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of 20 letters of notification to neighbouring properties in the vicinity of the application site.

6.2 The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 61     Objecting: 61

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

### **Summary of Objection Comments**

Objection	Officer Comment
<b>Housing</b>	
1. Existing house should be retained/converted. 2. Overdevelopment. 3. Incremental development on 2014 planning permission.	See paragraphs 8.2 to 8.8 below.
<b>Townscape</b>	
4. Out of character. 5. Excessive height. 6. Cumulative impact of developments in local roads.	See paragraphs 8.9 to 8.20 below.
<b>Amenity of Adjacent Residents</b>	
7. Impact on adjacent church congregation. 8. Loss of privacy	See paragraphs 8.26 to 8.31 below.
9. Increased noise during construction works.	See paragraph 8.33 below.
<b>Transport and Highways</b>	
10. Increased traffic 11. Increased parking 12. Highway safety.	See paragraphs 8.35 to 8.41 below
<b>Trees and biodiversity</b>	
13. Loss of trees. 14. Impact on wildlife.	See paragraphs 8.49 to 8.55 below.
<b>Flooding / Drainage</b>	
15. Increased flooding risk due to ground conditions.	See paragraphs 8.44 to 8.46 below.

16. Increased subsidence risk to adjacent church.	
<b>Other Matters</b>	
17. Fire safety access.	See paragraph 8.42 below.
18. Cyclists will have to go uphill. 19. Pedestrians with shopping/children will have to go uphill.	Officer Comment: The hill is existing and therefore does not change as a result of this application. Officer Comment: The hill is existing and does not prevent pedestrian movements.
20. Impact of local infrastructure.	See paragraph 8.57 below.
21. Not sustainable development.	See paragraphs 8.46 and 8.47 below.
22. Misleading application submission.	The information submitted with the application is acceptable for consideration.
23. Not advised of planning application.	See paragraphs 6.1 and 6.2 above. The Council has fulfilled its statutory duty for consultation on this application.

## **7.0 RELEVANT PLANNING POLICIES AND GUIDANCE**

- 7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the London Plan 2021, the Croydon Local Plan 2018 and the South London Waste Plan 2012.
- 7.2 Policy H1 of the London Plan 2021 sets out ten-year net housing completion targets for which boroughs should plan. The ten-year overall housing completion target set for Croydon is 20,970 new homes (2019-2029).
- 7.3 In this instance the site area is 0.27 hectares and so the site would not be regarded as a 'small site'.
- 7.4 It is important to note that in the London Plan 2021, the overall housing target per annum of 2,079 new homes (2019 – 2029) as 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.
- 7.5 For clarity, London Plan 2021, the Croydon Local Plan 2018, and South London Waste Plan 2012 are the primary consideration development plans when determining planning applications.
- 7.6 Policy H1 of the London Plan 2021 recognises the pressing need for more homes in London and Policy H10 promotes a varied housing mix to provide different

sizes and types of dwellings in the highest quality environments. The impact of the London Plan 2021 is set out in paragraph 7.2 to 7.4 above.

7.7 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in 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 NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Achieving sustainable development;
- Making effective use of land;
- Delivering a sufficient supply of homes;
- Promoting healthy and safe communities;
- Promoting sustainable transport.

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

7.9 London Plan 2021

- GG1 Building Strong and Inclusive Communities
- GG2 Making the Best Use of Land
- GG3 Creating a Healthy City
- GG4 Delivering the Home London Needs
- GG6 Increasing Efficiency and Resilience
- D1 London's Form Character and Capacity for Growth
- D2 Infrastructure Requirement's 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
- D11 Safety, Security, and Resilience to Emergency
- D12 Fire Safety
- D14 Noise
- H1 Increasing Housing Supply
- H8 Loss of Existing Housing
- H10 Housing Size Mix
- HC1 Heritage Conservation
- G1 Green Infrastructure
- G4 Open Space
- G6 Biodiversity and Access to Nature
- G7 Trees and Woodland
- SI 1 Improving Air Quality
- SI 2 Minimising Greenhouse Emissions
- SI 5 Water Infrastructure
- SI 12 Flood Risk Management

- SI 13 Sustainable Drainage
- T1 Strategic Approach to Transport
- T2 Healthy Streets
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential Parking
- T7 Deliveries, Servicing and Construction
- T9 Funding Transport Infrastructure
- DF1 Planning Obligations

#### 7.10 Croydon Local Plan 2018

- SP1 Place
- DM41 – Norbury
- SP2 Homes
- DM1 Housing choice for sustainable communities
- SP4 Urban design and local character
- DM10 Design and character
- DM13 Refuse and recycling
- DM18 Heritage and conservation
- DM18.5 Locally listed buildings
- DM18.6 Local heritage areas
- DM18.9 Archaeology
- SP6 Environment and climate change
- SP6.3 Sustainable design and construction
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

#### 7.11 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document April 2019

### **8.0 MATERIAL PLANNING CONSIDERATIONS**

#### 8.1 The main planning issues raised by the application that the Planning Committee are required to consider are as follows:

1. Principle of development
2. Family Housing
3. Townscape and visual impact
4. Housing quality for future occupiers

5. Residential amenity for neighbours
6. Parking and highway safety
7. Refuse storage
8. Flood risk
9. Sustainability
10. Trees, landscaping and biodiversity
11. Other planning matters

### **Principle of Development**

- 8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan 2021 to deliver a number of residential units within a specified plan period. Croydon's overall housing target per annum is 2,079 new homes (2019 – 2029). The Croydon Local Plan 2018 states there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. 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.
- 8.3 This presumption includes the Place area of 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 limited infilling, with dispersed integration of new homes will respect existing residential character and local distinctiveness*'. The Croydon Suburban Design Guide (2019) sets out how suburban re-development can be achieved to high quality outcomes and thinking creatively about how housing can be provided on existing residential sites. As is demonstrated above, the challenging targets will not be met without small windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.4 The London Plan Policy D3 does not set out specific density ranges for new development. Instead, it requires new development to optimise site capacity through a design-led approach. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. Officers consider that the density of the scheme would be appropriate and that the proposed development has taken a design-led approach.

- 8.5 The locality is formed of varied residential plots, but semi-detached and detached houses set within rectangular land plots are common and the locality is generally seen as an acceptable location in principle for intensive residential development of a minimum of three storeys height as sought by policy. While there are other intensification developments coming forward in the area at Pollards Hill South and Pollards Hill West, the proposed application site is well separated from those roads and so it is considered there would be no cumulative impact of development arising from the proposed development.
- 8.6 The application is for a residential development providing new and additional homes within the borough, which the Council is seeking to provide. The site previously benefitted from a 2014 planning permission (Ref: 14/02311/P) that included provision for 7 houses (3 x four bedroom detached houses and 4 x four bedroom semi-detached houses), as well as a replacement four bedroom vicarage on an adjoining site (behind 68 to 74 Pollards Hill North). The replacement vicarage 2014 subject of that scheme was erected but the new houses were not provided. The site is located within an existing residential area and as such providing that the proposal accords with all other relevant material planning considerations, the principle of development is supported and moreover the previous 2014 planning permission has established that the site would be suitable for an intensification scheme. The existing dwelling at 66 Pollards Hill North was formerly the vicarage but it is understood that it has not been in use for that purpose for a number of years, but was used to provide low cost ad-hoc residential accommodation for several individuals at the discretion of the diocese. It was used solely for residential use and not as a community use or facility and the replacement 2014 vicarage is also used solely for residential purposes. So the loss of the dwelling at 66 Pollards Hill North does not result in the loss of a community facility.

### **Family Housing**

- 8.7 Policy SP2.7 of the Croydon Local Plan seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes. It sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms and for the type of development proposed in this location Policy SP2.7 sets out a strategic target of 30% of the proposed accommodation to have 3 bedrooms or more. Policy DM1.2 states the Council will permit the redevelopment of the residential units where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130m<sup>2</sup>. In terms of character the Council's Suburban Design Guide (SDG) advises that *'The built character of an area is not defined by the people who live there, but rather the physical characteristics that it is composed of. Character can change over time and it should be acknowledged that well-designed proposals can have a positive effect on an area. This means that new types of dwelling can be integrated into an existing community'*. Therefore, the definition of character would not preclude new housing development within a residential area and especially in this case as the design follows a traditional character approach.
- 8.8 The development would result in a net increase of large family dwellings on the site (all would be 4 bedroom houses). The existing house has a floor area of 316.90 square metres and its detached garage has a floor area of 14 square

metres. The development proposes 9 family dwellinghouses all laid out as 4 bedroom houses. The proposal would make provision for 100% of the accommodation as family (4 bedroom) accommodation. This would exceed the strategic target of 30% for family homes set out in policy. Therefore, the amount of family accommodation proposed is considered acceptable and moreover would exceed the strategic target for much needed family homes set out in policy. The development falls below the threshold for requiring affordable housing provision.

### **Townscape and Visual Impact**

8.9 The existing vicarage on site (66 Pollards Hill North) is not in itself subject to any heritage designations so there is no objection to its demolition. On optimising sites the Suburban Design Guide (SDG) advises that in order to make efficient use of sites new development should ensure they make the best use of the site. This may include the provision of higher density housing, such as semi-detached and detached dwellings. It further advises that new development should seek to evolve the character in a manner that enhances the neighbourhoods as enjoyable places to live, work and play in. This can be achieved through pursuing development that references and reinforces existing architectural styles or introduces new well-designed architectural styles that add interest to the area. This does not exclude increased building sizes.

Figure 2 – Proposed Site Layout



8.10 The proposed arrangement of dwellings on the site, 5 houses facing Pollards Hill North and 4 houses facing Beech Road is considered to be in keeping with the surrounding area. Such an arrangement, albeit with two fewer houses, was considered acceptable under the previous part-implemented 2014 planning



permission (14/02311/P) for re-developing the site and the previous planning permission also established the site for suitable for an intensification scheme. As the 2014 planning permission has been part implemented, it is considered to still be an extant permission that could be implemented and the 7 houses that were granted by that permission could be constructed on site. This is a material consideration in the assessment of this planning application.

- 8.11 The applicant has undertaken a thorough contextual analysis of the surrounding area, looking at; plot widths, historic evolution, landscape character, roof forms, architectural expression, materiality, detailing and fenestration. It is clear how the design has been informed by the contextual analysis and the proposals appear place-specific to Norbury. The proposed development would provide a character approach that would respect the existing pattern and form and appearance of other housing found in the vicinity. As with the previous 2014 planning permission the proposal uses the gradient of the site to create the new dwellings. The semi-detached and detached nature of the proposed dwellings would allow views across the site and assist with providing space between and around the built form.
- 8.12 The scale and siting of the proposed houses would reinforces the uniform development patterns and plot widths found along both Pollards Hill North and Beech Road. In line with the principles set out by policy the new development would be three storeys in height (i.e. two storeys plus rooms in the roofspace). The top floor of each house would be contained within an extruded gable end roof form and this is considered an acceptable design. The ridge heights step up in response to the topography of Pollards Hill North and Beech Road respectively. The houses proposed on Pollards Hill North would be set slightly higher than those proposed on Beech Road, but their ridge heights would remain subservient to that of St. Philip's Church. The 3 metre land level change across the site (from north to south) is partly dealt with internally, through a split level houses on Pollards Hill North, and partly dealt with through terracing and stepping the landscaping within their rear gardens. This approach is supported.

Figure 3 – Proposed Street Frontages



- 8.13 The proposal adopts a 'Contemporary Reinterpretation' approach to character and the architectural expression proposed for the houses would clearly draw influence from the surrounding context, which is supported. The houses would predominantly be formed of white-grey bricks and first floors would be formed

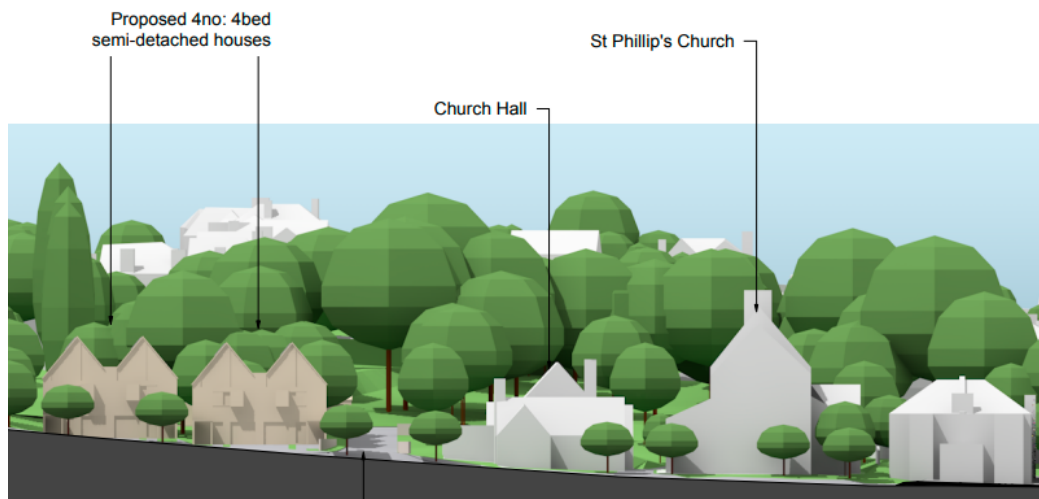
of a buff coloured brick (reclaimed bricks) and on the façade each house would have bespoke pigmented concrete panel between the ground floor and first floor bay windows (which re-interprets the hung tile found commonly between windows) and a complimentary canopy above the main entrance. The proposed choice of white-grey bricks would respond to the white render finish of houses in the locality and it is considered that brick would provide a much more durable and high quality finish. The proposed windows would have aluminium frames and deep reveals to provide form and shadow to the facades and the Council would ensure through the use of a condition that the frames have slim profiles to ensure a high quality contemporary finish. The details of the houses, such as the arrangement and size of windows and bay design to facades would reference the appearance of houses in the locality. Also, the roof of each house would have a traditional pitched form with red clay tiles and would thereby be in keeping with the locality. High quality, contemporary detailing such as no eaves overhangs, recessed gutters and deep window reveals (minimum depth 225mm) are noted. The Council would ensure the intention of the architectural details is followed through to the construction stage as a condition of planning permission. The proposed choice of materials is considered high quality and would be acceptable subject to full detail of it being secured as a condition of planning permission.

- 8.14 Therefore, the overall massing and height of the proposed development would sit well in the surrounding townscape and the architectural expression of the proposed houses and its traditional approach to character is acceptable its choice of materials would result in a high quality finish to the houses.
- 8.15 The siting of the houses would provide a proportionate footprint of built form in relation to the land itself. A traditional grid pattern, common in local roads, would result and a good amount of space would remain to the front, rear, and flanks of the built forms and it would enable the provision of good sized family gardens and off-street parking for each of the new houses. The setback position of the end unit on Pollards Hill North (where it meets Beech Road) would provide generosity at the junction and the 'bookending' layout of the proposed houses would be characteristic of the area.
- 8.16 The scheme proposes a hardstanding parking area either in front or to the side of each house, however, extensive frontage planting is also proposed and this would be in keeping with the verdant character to the frontage of houses in the locality. The rear of the houses have areas of decking or terrace and provision for lawn areas. As such, the position of the hardstanding would not dominate the areas around the proposed terrace. Although, soft landscaping would be provided predominantly in the form of lawn areas, the Council would ensure through a condition that a significant amount of new tree, shrub and border planting is provided to enhance ecology and promote biodiversity. Therefore, the proposed landscaping scheme would provide an opportunity to offer a variety of different planting aswell as practical and pleasant private amenity spaces for the occupiers of each new house. A number of other measures to assist flora and fauna are also indicated, such as bat boxes, fence gaps to assist hedgehogs, and log piles and pollinating plants to attract insects and the

Council would also secure those enhancements and other actionable measures of the submitted ecological appraisal through a condition.

- 8.17 The site is adjacent to and near heritage assets. The proposal would not harm the setting of the adjacent St. Philip's Church, which is a Locally Listed building facing Beech Road and adjacent to the northern boundary of the application site. The church's significance is derived in part from its scale and architecture which deviates from the otherwise fairly uniform development patterns along Beech Road. It also terminates long views, when looking west along Beatrice Avenue. The proposed row of semi-detached houses along Beech Road would be subservient in scale, expression and materiality to the church. The existing Beech Road access to the new vicarage (behind 68 and 70 Pollards Hill North) also provides natural separation between the proposed end house on Beech Road and St. Philip's Church, and this will help to maintain the prominent setting of the Church and dominance in comparison to the new houses proposed on Beech Road. The position and height of the proposed 4 semi-detached houses facing Beech Road is also comparable to those houses which can be built out under the 2014 planning permission, as illustrated below:

**Figure 4 - 2014 Planning Permission – 4 Houses Facing Beech Road**



**Figure 5 - Current Proposal – 4 Houses Facing Beech Road**



- 8.18 The proposed houses which would face Beech Road would also be near to (opposite) the Beatrice Avenue Local Heritage area, which consists of well-preserved late Victorian and early Edwardian houses which are characterized by their Arts and Crafts styles, hip and gable roofs and decorative architectural

features. The scheme would not be considered detrimental to the setting of that Local Heritage Area.

- 8.19 Overall it is considered that the proposed development site layout, mass, height and scale of the proposed development would respond well to the circumstances of the site and would make efficient use of the land in line with guidance set out by the CLP 2018 and the SDG. The application site is within an established residential area and is a site where the principle of an intensification scheme has already been established by a previous planning permission. The individual and cumulative impact of the development on the local character is considered to be acceptable as assessed above. The impact of the development on the neighbouring highway network (including car parking capacity) is acceptable, as considered in detail further on in this report. The proposal would make a more effective use the site and it would accord with the national and local requirements to intensify the development potential of sites and to optimise the delivery of additional housing in a sustainable manner.
- 8.20 Therefore, having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of providing a high quality sustainable development and optimising land use through new development.

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

- 8.21 All of the proposed new houses would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS) and London Plan and all of the habitable rooms would have acceptable outlooks and natural light and all would have dual aspects, which is supported. All of the new houses would have private external amenity spaces in the form of private garden areas. While the size of rear gardens would vary this is common in the locality as houses in local roads do not have uniform garden sizes. The houses would have ground floor rear projections with flat roofs so it would be prudent to ensure the flat roofs of those projections are not used as terraces or similar to protect the privacy of future residential occupiers and this can be secured as a condition of planning permission.
- 8.22 The London Plan Policy D7 states that new development must ensure that 10% of new dwellings within a scheme (which are created via works to which Part M volume 1 of the Building Regulations applies) must meet Building Regulation requirement M4 (3) 'wheelchair user dwellings'. All other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) must meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. Policy SP2.8 of the CLP (2018) states that the Council would ensure that new homes in Croydon meet the needs of residents over a lifetime.
- 8.23 The access to the houses has been designed in line with Part M of the Building Regulations to provide level approach thresholds to private dwellings. Access into each house is via level thresholds and from the street. As such the houses are fully accessible to wheelchair users or anyone else who uses mobility aids.

- 8.24 All the house can achieve M4(2) compliance. Policy D7 requires 10% of units to be M4(3) compliant, which for this 9 unit scheme would equate to 0.9 of a unit. Therefore, house 9 has been designed in a way so it can be easily adapted to a wheelchair accessible house and meet the requirements of Part M4(3), depending on the user's needs. All of the parking spaces to the houses are designed to be compatible with disabled use.
- 8.25 Overall, the proposed development could provide an interesting and pleasant place to live for future occupiers.

### **Residential Amenity for Neighbours**

- 8.26 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 loss of privacy, daylight, sunlight, outlook or an increased sense of enclosure. It is considered that the position of the site and siting and massing of the proposed houses on the site would not have any adverse effect in terms of light, privacy, or outlook on the amenities of residents in adjacent properties.

#### Privacy

- 8.27 All of the houses would face towards either Pollards Hill North or Beech Road. There are no windows proposed to the western end flank elevation wall of House 1 and this arrangement would be further secured by condition to ensure the privacy of occupiers at 68 Pollards Hill North is maintained. While rooflight windows are proposed in the western roof slope of House 1, it is considered they would not result in adverse loss of privacy to the occupiers of 68 Pollards Hill North.
- 8.28 The windows proposed on the rear western facing elevations of the Houses 5 to 9 (facing Beech Road) would be in excess of 40 metres distance from the nearest rear elevation windows of 68 Pollards Hill North, and in excess of 45 metres distance from the eastern facing flank windows of the new vicarage sited behind 70 and 72 Pollards Hill North. There is also an extensive mature tree line on the western boundary of the site. Therefore, no adverse loss of privacy would result to the occupiers of 68 Pollards Hill North or the new vicarage. It is considered that no adverse loss of privacy would result to facing properties on Pollards Hill North or Beech Road.

#### Outlook

- 8.29 No adverse loss of outlook would result from the proposed development to the properties at 68 Pollards Hill North, the new vicarage, or to facing properties on Pollards Hill North or Beech Road.

#### Light

- 8.30 The applicant has submitted a daylight/sunlight report with the application and it details the effects of the proposed development on the adjacent house at 68 Pollards Hill North and nearby houses at 57, 59 and 60 Pollards Hill North, and at 7 and 9 Beech Road. Of the windows surveyed the results show that the windows achieve a Vertical Sky Component (VSC) daylight retention of above

80%. Together with the sunlight values this would respectively exceed BRE guidance for daylight and for sunlight hour values.

- 8.31 In this case officers concur with the outcomes of the daylight/sunlight analysis that no adverse loss of light would result to adjacent residential occupiers from the proposed siting and massing of the proposed development.

#### Other Amenity Issues

- 8.32 The Council would seek to further protect the amenities of adjacent properties and future occupiers by attaching a condition to a planning permission to withdraw householder permitted rights for the occupiers of the new houses.
- 8.33 In terms of noise and general disturbance it is considered that some temporary noise and general disturbance can result from demolition and construction works. A detailed construction logistics plan, with for example specific detail of construction hours and delivery hours and a specific details of unloading/loading and storage areas, would be required in order to ensure that the proposed demolition and construction works can be carried out in a considerate manner. The matter can be secured by condition. It is not considered that the development would result in any adverse increased noise from the number of dwellings proposed on the site given the form and layout of the proposed development as a detached and semi-detached dwellings.
- 8.34 In terms of safety and security it is considered that increased natural passive surveillance would result from the proposed development, so it is likely to provide a safer environment than the current arrangement. Details of security lighting to the external access, and external circulation areas, and parking area will be secured as a condition of planning permission.

#### Parking and Highway Safety

- 8.35 The site has a PTAL rating of 1b which means that it has poor access to public transport links. A total of 9 off-street parking spaces, one for each house, is proposed and all would be compatible with disabled use. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels for 3+ bedroom units no more than 1.5 spaces per unit should be provided. Taking all this into account the maximum provision for this development could be 13.5 parking spaces. It is considered the proposed level of car parking at a total of 9 spaces (one space per dwelling) is appropriate, as it does not exceed the maximum car parking standards set out in the London Plan. A Transport Statement was submitted with the application and it included a Parking Stress Survey (PSS) undertaken in February 2021. At the request of officers another PSS was undertaken in February 2022. This demonstrates to the Council's satisfaction that there is sufficient on-street overspill parking space available on local roads. Furthermore, the TRICs data submitted with the application demonstrates that demonstrates the number of vehicle trips that the proposal is likely to generate, is small, being no more than ten extra vehicle trips during each day.

- 8.36 The site is also located 800 metres from a District Centre (Norbury). Therefore, given this circumstance and the proposed amount of off-street parking it is considered the surrounding roads would be able to comfortably accommodate the potential additional demand.
- 8.37 The development would make provision for three vehicle crossovers from Pollards Hill North and three vehicle crossovers from Beech Road to serve the proposed parking spaces. Some of the vehicle crossovers would be double width to allow access to two individual parking spaces for different properties. The total provision of six vehicle crossovers is a net decrease of one vehicle crossover in comparison to the previous planning permission 14/02311/P. None of the existing street trees would be removed to facilitate the vehicle crossovers and the Council's Street Trees team are satisfied with the proposed vehicle egress points.
- 8.38 Cycle storage sheds are proposed within the rear garden area of each house. Each shed would provide capacity for a minimum of 2 bicycles which would accommodate the long-stay cycle parking requirement as necessary. As visitor cycle storage only needs to consist of stands (rather than an enclosure) than it is considered 2 cycle stands can be provided within the extent of the site.
- 8.39 Notwithstanding the acceptability of the car parking provision and cycle provision, to further encourage sustainable transport methods and discourage car ownership, it is recommended that a financial contribution of £13,500 is sought through a legal agreement. This would assist provision of a car club bay and would assist in improving walking and cycle routes in the vicinity of the site. The applicant has agreed to enter into a legal agreement as such.
- 8.40 Taking into account the sites location, amount and layout of off-street parking and cycle storage, alongside the sustainable transport contribution proposed to be secured via legal agreement overall the proposal is not considered to have an unacceptable impact upon traffic generation, parking capacity, and road safety to warrant refusal.
- 8.41 As advised in paragraph 8.32 above a detailed Construction Logistics Plan can be secured as a condition of planning permission.

### **Fire Safety**

- 8.42 The applicant has submitted a fire safety statement with the application. It clarifies that the proposed houses would be fitted with smoke detector alarm systems regulations and will be constructed to accord with building control fire safety as appropriate. In case of emergency, fire service tenders will be able to access the site via the two main roads (Pollards Hill North and Beech Road) and each individual property from the outside and via the internal staircase. The fire safety strategy would be secured as a condition of planning permission.

### **Refuse Storage**

- 8.43 Enclosed brick and timber refuse storage structures, with provision for landfill

and recycling bins, would be provided on the forecourt of each house. Such provision of forecourt refuse storage is common on local roads and the proposed refuse storage enclosures would be acceptable.

### **Flood Risk**

- 8.44 The site is within a Flood Zone 1 area with only a low risk of surface water flooding, fluvial flooding, and ground water flooding. The site is not within a critical drainage area. In this case as the underlying geology of the locality is clay and therefore an infiltration method for providing a Sustainable Urban Drainage Scheme (SUDS) cannot be used here. Notwithstanding that circumstance, the SUDS strategy has been informed by the hierarchy set out in Policy SI 13 of the London Plan 2021. The proposed cellular attenuation makes provision for water storage on site and indicates that flow controls would be used ensuring that greenfield runoff rates would be achieved. In line with the London Plan SUDS hierarchy the provisional strategy for managing surface water run-off from the various parts of the development site would be as follows:
- Proprietary Devices (i.e. water butts in the gardens).
  - Discharge surface water runoff at a rate of 1.2 l/s to the Thames Water surface sewer. there would be controlled rainwater discharge to the local surface water sewer and/or drain network and Thames Water have confirmed sufficient discharge capacity can be achieved for the proposed development.
  - Cellular attenuation.
  - Permeable paving.
- 8.45 Full details of a SUDS strategy can be secured by condition to ensure that an acceptable sustainable urban drainage system would be implemented and retained.
- 8.46 A resident objection raised concern about soil stability/subsidence impacting on adjacent property. Subsidence is not a material planning consideration, nevertheless, a Structural Foundation proposal report was submitted by the applicant during the course of the application to address the issue. It advises that the site slopes upwards slightly from South to North, with a total level drop of 5 metres along approximately 60 metres in length, equating to approximately a 1 in 12 slope. The site would be re-landscaped as part of the proposed works leading to a relatively flat surface area. It is not envisaged that this area will present any slope stability issues and while there might be some retaining walls required to account for any level differences, they can be designed and built to limit ground movements, thus not adversely affecting any adjacent structures. This detail can be secured by planning condition.

### **Sustainability**

- 8.47 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets.
- 8.48 Conditions can be used to ensure CO2 target reduction compliance and to ensure water use targets have been met following construction. Therefore, the



development could comply with the CO2 reduction and water consumption targets requirements as outlined within the policies from both Croydon Council and The London Plan. To further promote sustainability the flat roof area of the ground floor rear projections to the houses can be provided as green roofs and the matter can be secured by condition.

### **Trees, Landscaping, Ecology and Biodiversity**

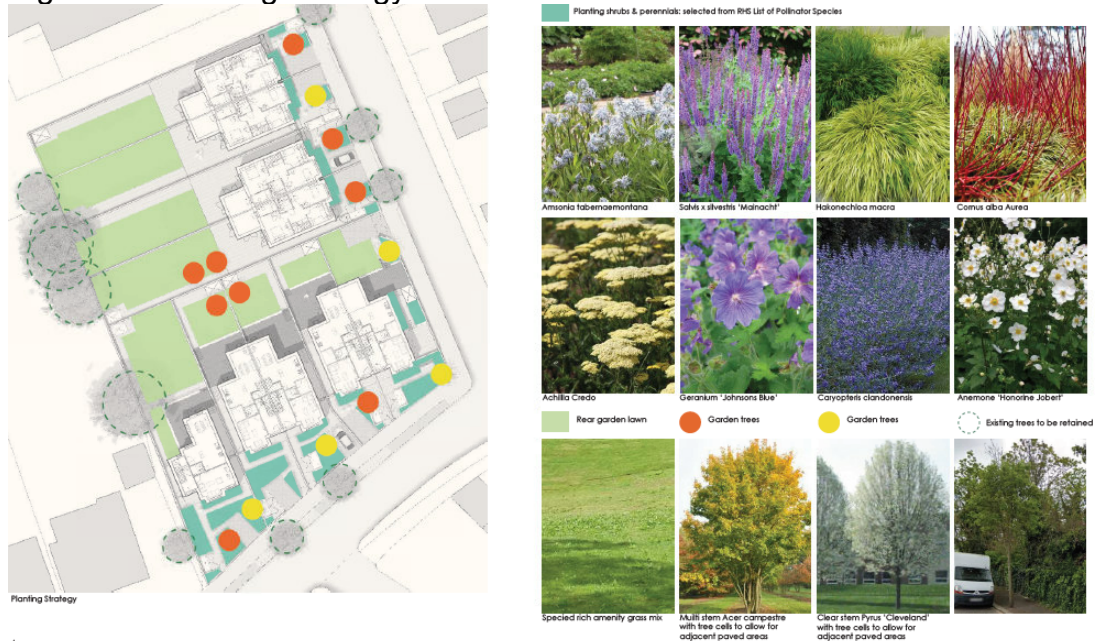
8.49 An arboricultural report, landscaping scheme, and an ecology assessment were submitted with the application.

The scheme involves the removal of trees as follows :

Tree No.	Common Name	BS5837 Category	Tree Works	Reasons for works
T1	Ash	C	Fell to ground level and grind out stump	To facilitate development
T2	Lime	C	Fell to ground level and grind out stump	To facilitate development
T3	False acacia	C	Fell to ground level and grind out stump	To facilitate development
T4	Lime	C	Fell to ground level and grind out stump	To facilitate development
T5	False acacia	C	Fell to ground level and grind out stump	To facilitate development
T6	Sycamore	C	Fell to ground level and grind out stump	To facilitate development
T7	False acacia	C	Fell to ground level and grind out stump	To facilitate development
G8	4 x Sycamore / Oak False Acacia / Mixed species saplings	C	Fell to ground level and grind out stump	Further to hazard assessment
T9	Ash	C	Fell to ground level and grind out stump	To facilitate development
G10	2 x Sycamore / 1 x Ash / Apple / Ash saplings	C	Fell to ground level and grind out stump	To facilitate development
T14	Goat willow	C	Fell to ground level and grind out stump	To facilitate development
G20	Ash	C	Fell to ground level and grind out stump	To facilitate development
T22	Plum	C	Fell to ground level and grind out stump	To facilitate development
T23	Damson	C	Fell to ground level and grind out stump	To facilitate development

8.50 To mitigate against the loss of trees a total of 14 replacement trees would be re-provided on the site, consisting of 10 trees re-provided within the site to frontage garden areas and 4 trees re-provided in a group in the some of the rear gardens of three of the houses. This is considered acceptable to offset the loss of trees from the site. An amended landscaping scheme was submitted in response to advice from officers that taller more prominent trees (at maturity) be alternatively mixed into tree planting arrangements within the frontage garden areas and that any tree being planted within the frontage of proposed properties, be situated in purpose built soil cell structures, so they can be integrated with the potential hardscaping and parking arrangement requirements. Officers are satisfied that the loss of low quality trees from the site would be acceptable with regard to the mitigation replacement tree planting. The implementation of the replacement tree planting would be ensured as part of a landscaping scheme to be secured as a condition of planning permission.

Figure 6 – Planting Strategy



- 4
- 8.51 No street trees would be removed from either Pollards Hill North or Beech Road to facilitate the proposed vehicle crossovers to the site. Furthermore, the proposed vehicle crossovers would not incur on the root protection areas of any of the street trees.
- 8.52 Tree protection measures would also be put into place for trees on the site, adjacent to the site, and for street trees directly adjacent to proposed vehicle crossovers, and such protection will be secured as a condition of planning permission.
- 8.53 The Council's ecology consultants have reviewed the ecology information submitted with the application. They consider that due to the overgrown nature of the site, there is low risk of causing a wildlife related offence on reptiles, nesting birds, badger, bats, stag beetle and hedgehog during vegetation clearance as well as air pollution to the nearby Site of Nature Conservation. A Construction Environment Management Plan (Biodiversity), with specific method statements aimed at clearance, lighting and controlling air born pollutants, would be secured as a condition of planning permission to further protect flora and fauna.
- 8.54 A number of beneficial biodiversity enhancements have been recommended within the ecology information which would secure measurable net gains for biodiversity. This indicatively includes a minimum 2 integrated bat boxes, 2 integrated sparrow terraces, a sensitive lighting scheme, and proposed landscaping with native species, wildlife planting, log piles and hedgehog connectivity measures. Provision for external bat boxes on retained trees and a minimum of 3 integrated bat boxes and 3 integrate sparrow terraces would be secured as condition of planning permission. The Council would also seek to secure the provision of green roofs to cycle and refuse storage.
- 8.55 It is considered the proposed landscaping strategy coming forward as part of the development proposal, while more formalised than the existing fallow nature

of the site, would represent an uplift in the greenery of the site, including additional native tree planting. It would bring about additional planting and measures to assist local wildlife and this would assist in tackling climate change and promoting a net gain in biodiversity as required by the London Plan. The implementation of the proposed landscaping scheme including full details of the tree planting can be secured by condition.

### **Other Matters**

#### Archaeology

- 8.56 Historic England (Archaeology) were consulted on the planning application and do not require any archaeological investigation in this instance.

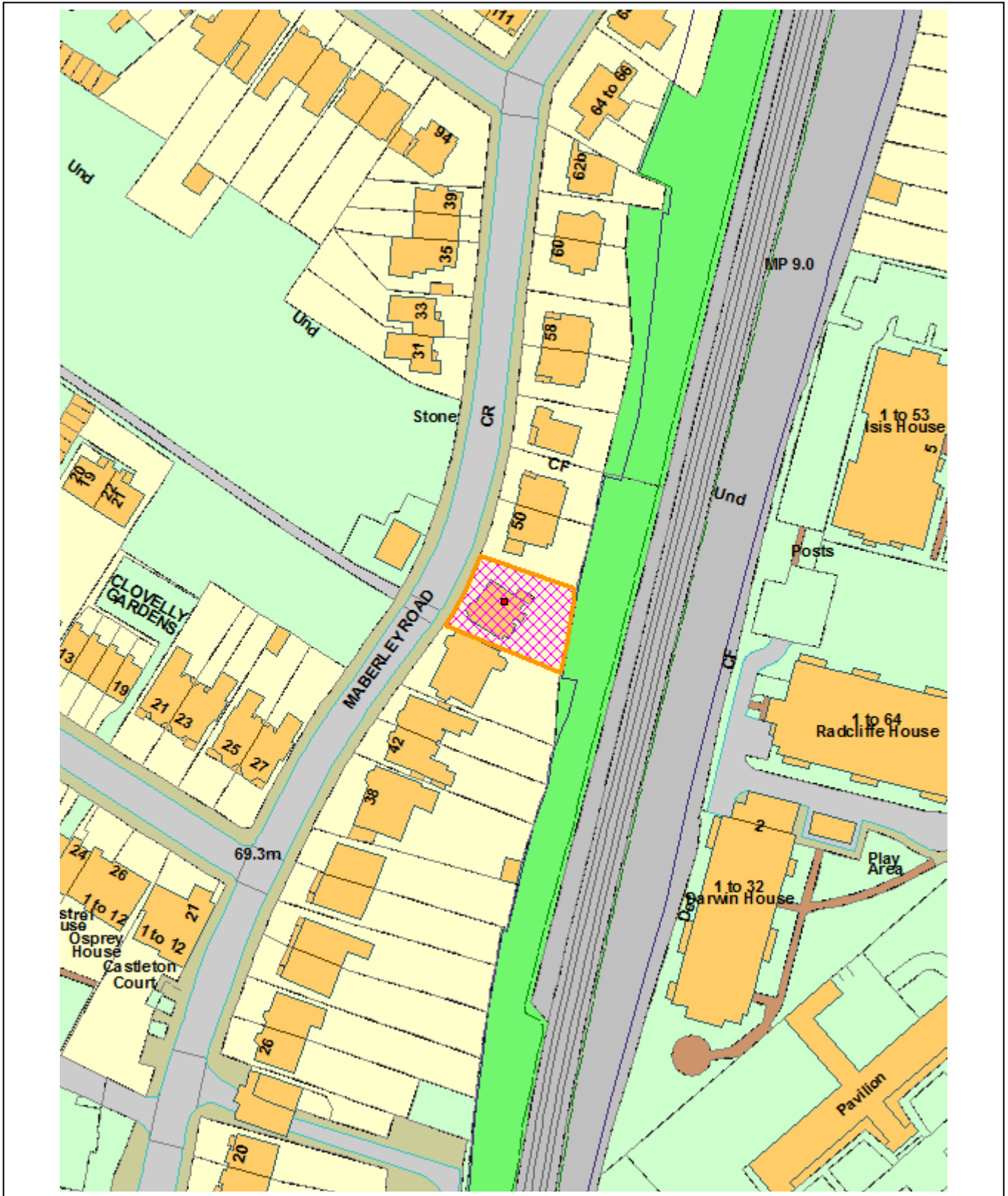
#### CIL

- 8.57 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**

- 8.58 Given the significant need for housing within the Borough and the existing residential status of the site and the previous planning permission for developing the site for seven houses, then the principle of a more intensive residential development is considered acceptable. The proposed design would bring forward a contemporary re-interpretation design of development on a residential site in a residential area and would represent a sensitive and sustainable re-development of the site and would place particular emphasis on providing large family friendly accommodation. Whilst it is acknowledged that the mass of built form would be greater than the existing house currently on site, the proposal would be in context with its location and surroundings. The proposal would have no significantly harmful impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable. Officers are satisfied that the scheme is worthy of a planning permission and would deliver a high quality residential development as sought by policy.
- 8.59 All other relevant policies and considerations, including equalities, have been taken into account.

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**1.0 APPLICATION DETAILS**

Ref: 21/05562/FUL  
 Location: 48 Maberley Road, Upper Norwood, London, SE19 2JA  
 Ward: Crystal Palace and Upper Norwood  
 Description: Demolition of existing dwelling house and construction of new replacement building comprising 8 residential flats with associated cycle parking, waste stores and landscaping.

Drawing Nos:

- 2274(10)000 Existing Topographical Site Plan - rev B
- 2274(10)100 Existing & Proposed Site Location Plan & Block Plans - rev A
- 2274(11)000 Proposed Site Layout - rev E
- 2274(20)000 Existing Ground & First Floor Plans rev A
- 2274(21)000 Proposed Ground floor plan - rev G
- 2274(21)001 Proposed First floor plan - rev C
- 2274(21)002 Proposed Second floor plan - rev D
- 2274(21)003 Proposed Third floor plan rev D
- 2274(21)004 Proposed Roof plan rev B
- 2274(30)000 Existing Elevations rev A
- 2274(31)000 Proposed West Elevation - rev E
- 2274(31)001 Proposed East Elevation - rev F
- 2274(31)002 Proposed South Elevation - rev D
- 2274(31)003 Proposed North Elevation - rev D
- 2274(31)004 Proposed Bike Store Details - rev A
- 2274(40)001 Existing Sections A-A & B-B - rev A
- 2274(41)001 Proposed Sections A-A & B-B - rev B
- 2274(80)002 Proposed 3D Visual - rev A
- 2274(80)003 Proposed 3D Visual - rev A

Applicant: Michael Overton, Hambridge Homes  
 Case Officer: Laura Field

	<b>1 bed (2 person)</b>	<b>2 bed (3 person)</b>	<b>2 bed (4 person)</b>	<b>3 bed (5 person)</b>	<b>5 bedroom</b>	<b>TOTAL</b>
<b>Existing</b>	0	0	0	0	1	1
<b>Proposed (all market housing)</b>	4	1	1	2	0	8

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
0	16 plus 2 visitor spaces and 1 adaptable bike store

1.1 This application is being reported to Planning Committee in accordance with the following Committee Consideration Criteria:

- Objections above the threshold
- Application referred by Local Ward Councillor, Stephen Mann

## **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:

- Removal of any future parking permits
- A financial contribution of £12,000 for sustainable transport improvements and enhancements.

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

2.3 That the Director of Planning and Sustainable Regeneration 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. Carried out in accordance with the submitted drawings and reports

#### Pre-commencement conditions

3. Submission of construction environmental management plan for biodiversity
4. Submission of Construction Management Plan and Construction Logistics Plan

#### Prior to above ground floor works

5. Submission of Biodiversity Enhancement Strategy
6. Materials / details to be submitted
7. Landscaping details to be submitted
8. Submission of SUDS details

#### Pre-Occupation Conditions

9. Submission of cycle and refuse storage details

#### Compliance conditions

10. Commencement time limit of 3 years
11. Carried out in accordance with the submitted drawings and reports
12. Carried out in accordance with the submitted tree protection plan
13. Carried out in accordance with the submitted ecology report
14. Carried out in accordance with the submitted fire strategy



15. Carried out in accordance with the submitted noise assessment and vibration assessment
16. Development in accordance with accessible homes requirements M4(2) with one M4(3) home
17. Compliance with energy and water efficiency requirements
18. Window restrictions- obscure glazing in the side elevations
19. Compliance with noise levels from any air handling units, mechanical plant, or other fixed external machinery
20. Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

#### INFORMATIVES

1. Granted subject to a Section 106 Agreement
  2. Community Infrastructure Levy
  3. Network rail informatives
  4. Construction Logistics Informative and Environmental Health informative
  5. Party Wall
  6. Highways informative in relation to s278 required
  7. Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration
- 2.4 That, if by 24<sup>th</sup> May 2022 the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

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

#### **Proposal**

- 3.1 The applicant seeks full planning permission for the demolition of existing dwelling and construction of new replacement building comprising 8 residential flats with associated cycle parking, waste stores and landscaping.



*Figure 1-CGI of proposed development at 48 Maberley Road*

- 3.2 During the course of the application amendments have been received. These mainly cover, changes to the bin and cycle store and some elevational and materials changes. Given the extent of the changes, the Council re-consulted adjoining occupiers. The time period for the submission of further comments has now passed and these are included within section 6.0 below.

### **Site and Surroundings**

- 3.3 The application site is located on the eastern side of Maberley Road and is currently occupied by a two storey detached property with railway line to rear. The area is predominantly residential with some allotments directly opposite the site and Anerley Road to the north serving Crystal Palace. The road comprises largely Victorian properties with some more recent additional of various scales. Some of the buildings are single dwellings but many have been converted into flats over the year.

- The site has a Public Transport Accessibility Level (PTAL) of 4 which is considered to be good.
- The road and around the site is in high risk of surface water flooding.
- There are no protected trees on the site.
- There are no specific local plan policy designations against the site



*Figure 2-Aerial view of site*

### **Planning History**

- 3.4 21/03337/PRE– a pre-application enquiry was considered for the demolition of existing dwelling house and construction of new apartment building with 8 apartments, (3No 1bed, 2No 2bed, 2No 3bed) including bin and bike stores and associated landscaping.

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

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area and the need for housing nationally and locally.
- The proposal provides an appropriate mix of family units and offers good quality accommodation for future residents.
- The design and appearance of the development would not harm the character of the surrounding area.
- The proposed scheme would not have an adverse impact on ecology and seeks to deliver an enhancement to the biodiversity of the site and wider area.
- The living conditions of adjoining occupiers would be protected from undue harm.

- The quantity of parking provision and impact upon highway safety and efficiency would be acceptable.
- The proposal would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions.

## 5.0 CONSULTATIONS

5.1 The views of the planning service are set out below in the material considerations section of this report.

### PLACE SERVICES (Council's ecological advisor)

5.2 No objection subject to conditions [*Officer Comment: the conditions are recommended be attached to the planning permission*].

### Network Rail

5.3 Informative *suggested* [Officer comment: informatives are recommended to be attached to *the planning permission*].

### Environment Agency

5.4 Consulted. No response received.

## 6.0 LOCAL REPRESENTATION

6.1 The application was publicised by 15 letters of notification to neighbouring properties as well as a site notice which was erected outside of the site and then re-consultation undertaken. The number of representations received in response to the consultation are as follows.

6.2 No of individual responses: 122; Objecting: 121; Supporting: 2

6.3 Those that are material to the determination of the application, are addressed in substance in the Material Planning Considerations section of this report.

Objection	Officer comment
<b><i>Character and design</i></b>	
Overdevelopment of the site and harm to the character and appearance of the area	Acknowledged and addressed in paragraphs 8.8 to 8.13
Building is overbearing, too tall, out of character / not in keeping with the area/eyesore	
Objection to demolition – one of the last remaining original houses- loss of heritage building, should be	Acknowledged and addressed in paragraph 8.7

considered for a locally listed building and a heritage area	
<b>Neighbouring amenity impacts</b>	
Overlooking and privacy concerns	Acknowledged and addressed in paragraphs 8.21 to 8.29
Impact on daylight/sunlight/loss of light/overshadowing to gardens and windows and rooms of surrounding properties and the allotments	
Noise and disturbance	
Location of cycle storage and party wall and difficult to maintain property	Party wall agreement is a private matter. An informative is suggested. The adaptable cycle store is single storey to the side of the proposed building. Therefore there no significant impact on neighbouring properties
<b>Parking and highways</b>	
Insufficient parking will lead to overspill parking on surrounding road. Lack of on street parking	Acknowledged and addressed in paragraphs 8.35 to 8.41
Highway safety and traffic congestion. Chaos on an already busy road with a bus route, access to allotment, risk to school children's' safety with route to school	
Insufficient refuse storage	
Impact of demolition and construction on general pollution and noise and disturbance and on the bus route, ability to use the allotment and general chaos on busy road which is already a bus route and a school route	Acknowledged and addressed in paragraph 8.37
<b>Other</b>	
No improvement to supporting infrastructure and already pressure on local amenities	A CIL contribution will be provided and addressed in paragraph 8.44
The allotment should have been consulted	Letters were sent to all those properties which adjoined the site. Due to the open space of the allotment, a site notice was erected. This satisfies statutory consultation requirements.
Inaccuracies in the submission including the boundary	The applicant has confirmed that the red line overlaid on the Existing and proposed Site location Plan & Block Plans (drawing number 2274(10)100 Rev A) is the land

	<p>registry title plan overlaid on the site and is correct.</p> <p>The red line on the other proposed plans is the existing fence line but does fall inside the title of 48 Maberley Road.</p>
Loss of a family home and no family accommodation	Acknowledged and addressed in paragraphs 8.2 and 8.3
No affordable housing	The scheme does not meet the policy threshold for affordable housing and it is not required.
Impact on flooding and subsidence issues	<p>Flooding is acknowledged and addressed in paragraph 8.42</p> <p>In relation to subsidence, this is matter for Building Control to ensure foundations are satisfactory.</p>
Impact on wildlife/biodiversity including protected species such as slowworms, bats, birds and loss of habitat	Acknowledged and addressed in paragraphs 8.33 and 8.34
<p>Impact on trees</p> <p>Loss of trees and impact nesting birds prior to the application be submitted</p>	<p>Acknowledged and addressed in paragraphs 8.20 to 8.32</p> <p>It should be noted there is no Tree Protection Order on the site and the removal of the trees took place prior to the application being submitted and therefore outside the scope of this application.</p>
Impact on carbon footprint and sustainability	Acknowledged and addressed in paragraph 8.3
Impact on property prices	The is not a planning consideration

6.4 Local Ward Councillor, Stephen Mann, objected to the proposed development and referred the planning application to planning committee, raising the following concerns:

- Overdevelopment

6.5 Following consultation, the Norwood Society objected on the following grounds:

- The design is poor and out of keeping with the character of the road
- Impact on adjoining occupiers
- Little capacity on the road for additional parking
- Too dominate and negative impact on the street scene and destroys the character of the area
- The amendments do not overcome the concerns raised
- The cycle parking is on the boundary and looks like it cannot be built

## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) (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.

7.3 The main planning Policies relevant in the assessment of this application are: London Plan (2021):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D12 Fire Safety
- D14 Noise
- 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
- S15 Water 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 flood risk
- SP7 Green Grid
- DM27 Protecting and Enhancing our Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

#### Supplementary Planning Documents/Guidance

- Croydon Suburban Design Guide SPD (2019)
- Section 106 Planning Obligations in Croydon and their relationship to the Community Infrastructure Levy (2019)
- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)
- Croydon SPG 12: Landscape Design

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

- Principle of development
- Design and impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Trees and landscaping
- Ecology and Biodiversity
- Access, parking and highways impacts
- Flood risk and energy efficiency

### **Principle of Development**

8.2 The existing use of the site is residential (C3) and as such the principle of redeveloping the site for residential purposes is acceptable in land use terms. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H2 seeks to significantly increase the contribution of small sites to meeting London's housing needs. Given the above, the principle of intensifying the residential use of the existing site is acceptable.



- 8.3 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 and DM1.2 seeks to avoid a net loss of 3-bed family-sized homes in order to ensure that the borough's need for family sized units is met and that a choice of homes is available in the borough. The proposed scheme demolishes the existing family house, but would provide two 3-bedroom homes, resulting in a net increase in family accommodation on the site. This would result in 25% of the proposed dwellings being family accommodation, which is just below the strategic target. However, as it is an increase over what currently exists on the site, on balance it is considered acceptable.
- 8.4 The Croydon Local Plan has identified that some existing residential areas have the capacity to accommodate growth without significant change to its character. Several approaches have been outlined within the Suburban design Guide SPD (SDG). The proposal would see the replacement of single family dwelling housings with a flatted development that would increase the existing density, massing and footprint.
- 8.5 This approach optimises the development potential across the site and allows for better use of previously developed land. Therefore, the principle of development in terms of land use is acceptable and would be supported in policy terms.
- 8.6 The proposed scheme on the site for 8 units would not trigger affordable housing contributions in line with policy SP2 or London Plan policy H4 or H5.

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

#### Demolition and heritage

- 8.7 The proposal includes the demolition of the existing house. The site doesn't lie in a conservation area nor is it locally or nationally listed. Representations have raised the fact that this building should be listed and/or in a conservation or heritage area. The council's Conservation Officer has looked at this building and in terms of adding this property to the local List of Buildings or heritage areas, the Council does not undertake ad hoc reviews of buildings which are to be included on the Local List. It is also noted this building doesn't hold additional special features to deviate away from this. There is no statutory or policy protection on the current building. Therefore, there is no 'in principle' objection to its demolition.

#### Height, scale, massing

- 8.8 The proposed building would respect the existing building lines of the neighbouring properties which front Maberley Road in terms of their orientation and siting.
- 8.9 The height of the proposed building fronting Maberley Road is considered to be acceptable and in line with the objectives of the Croydon Local Plan and the Suburban Design Guide. Local Plan Policy DM10.1 states that new developments should be of at least three storeys. The height of the development

would be three full floors with accommodation in the roofspace, therefore complying with the aims and objectives of the guidance and policy.

8.10 With regards to the layout and siting of the proposed development, it is considered that the siting of the built form is acceptable. The proposals are set away from the neighbouring side boundaries maintaining a separation distance between the proposed building and the existing neighbouring properties. This development pattern is consistent with the surrounding built form which contributes to the suburban character of the area.

8.11 Overall it is considered that the height, massing, scale and site layout of the proposed development, would be in line and consistent with the aims and objectives of Policy DM10 and the Suburban Design Guide.

### Detailed design

8.12 The design principles of the building fronting onto Maberley Road have been drawn from the contextual character analysis. Maberley Road is characterised by a number of high Victorian town houses. The proposal takes a modern interpretation of this typology utilising traditional materials and reinterpreting building features along the road. Twin gables are proposed on either side of the main entrance to align with buildings of a similar scale along Maberley Road, in order to provide presence, rhythm and a consistent frontage across the surrounding area, helping to knit the scheme into the existing context.



Figure 3: Proposed front elevation within the streetscene



*Figure 4-CGI of proposed development at 48 Maberley Road*

- 8.13 The proposal would be in keeping with the traditional architectural styles of the existing dwellings within the local area. The building is proposed in a red brick and materials to match the neighbouring No 50 Maberley Road is considered appropriate and sympathetic given the character and appearance of the surrounding area. A condition is required for details of materials.

#### **Quality of Accommodation and internal layout**

- 8.14 The National Design Guide states that well designed homes should be functional, accessible and sustainable. They should provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. Homes should meet the needs of a diverse range of users, taking into factors such as ageing population and cultural differences. They should be adequate in size, fit for purpose and adaptable to the changing needs of their occupants over time. London Plan Policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. All proposed units comply with the minimum space standards and internal layouts provide hallways and adequate storage space.
- 8.15 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and

storage. All of the proposed units would meet the minimum required gross internal floor area. Each flat would be dual aspect, which will improve cross ventilation, providing greater flexibility in the use of rooms whilst also being better equipped for future adaptability. This would also provide sufficient daylight to enter the units whilst also providing a good level of outlook for the future occupiers of the development.

- 8.16 Each unit would be provided with either private amenity area on the ground floor or a private balcony on the upper floors in excess of the minimum standards. All units would have access to a communal garden which is of a sufficient size to incorporate playspace of 12.8m<sup>2</sup> required by the Croydon Local Plan. The site is less than 0.1 miles away from South Norwood Lake and Grounds, which features a large children's play area right on the Maberley Road entrance to the park.
- 8.17 Good design promotes quality of life for the occupants and users of buildings. This includes function, buildings should be easy to use. It also includes comfort, safety and security. In terms of accessibility, all of the units would be M4(2) compliant with step free access, and provision of a lift. Flat 1 would be secured as an M4(3) home via condition.
- 8.18 London Plan Policy D12 required that development proposals should achieve the highest standards of fire safety at the earliest possible stage: *'In the interest of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of safety'*. The fire safety statement has been prepared with the level of detail that is appropriate and reasonable to the scale of development. The statement indicates that all dwellings would be fitted with means of warning, means of escape designed and fire and rescue would stop directly outside the building. It is considered that the statement that has been submitted is sufficient to fulfil the requirements of D12.
- 8.19 Given the close proximity to railway line, the applicant has submitted a noise survey and a vibration assessment. The Council's Environmental Health Officer has assessed the submission and suggested various conditions including compliance with the reports submitted. This would result in a satisfactory internal environment for future occupiers.
- 8.20 Overall the proposal is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of communal amenity space in accordance with Local Plan Policies SP2 and DM10 and London Plan policies D6, D7 and D12.

### **Impacts on neighbouring residential amenity**

- 8.21 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.
- 8.22 Representations have been made by the neighbours from adjoining and surrounding properties, with regard to impact on overlooking, outlook, privacy

and amenity. Officers have assessed the impact on directly affected neighbours. Given the railway line to the rear of the site, the properties with the potential to be most affected are the neighbouring properties at numbers 46 Maberley Road and 50 Maberley Road. The site is situated immediately opposite allotments which has a hedge as a boundary and there is a single storey building in the allotments opposite the site. Therefore, would be no undue neighbouring impacts in this regard.

50 Maberley Road (converted into four flats) and 46 Maberley Road

8.23 The new building would be situated at the front of the site in a similar location to that of the existing dwelling. The building would extend beyond the rear of 46 Maberley Road by approximately 3.7 metres and approximately 5.4 metres beyond the building at 50 Maberley Road. However, there is a 8.4 metre distance between the two buildings (the proposal and at number 50). Based on the submitted drawings, it has been demonstrated that the proposals do not intersect the 45 degree lines in plan when measured from the nearest ground floor neighbouring habitable room windows. Whilst the 45 degree line would be breached in elevational form to the rear, a detailed daylight and sunlight assessment has been submitted and it is important to note that the neighbouring building at 46 Maberley Road is to the south of the development so will not fall in shadow. A full assessment is below.



Figure 5: Block plan showing 45 degrees



Figure 6: Elevation plan showing 45 degrees

- 8.24 There are 7 windows on the flank elevation of 50 Maberley Road serving hallways, non-habitable rooms and a kitchen to serve Flat D. There is one window in the flank of 46 Maberley Road. This is a small side window to a bedroom which is also served by a larger roof light.
- 8.25 A Daylight and Sunlight Assessment has been submitted with the application. The side window and the room it serves on no. 46 is assessed. The existing scenarios Vertical Sky Component (VSC) is 56.03% and the proposed VSC's totals is 46.72%. The result in a ratio of change of 0.83 which is above the 0.8 BRE guideline value and the retained VSC is above 27%. The reduction in daylight would be within the permitted tolerance set out within the BRE guidelines.
- 8.26 The Daylight and Sunlight Assessment also concludes that any changes to the daylight received by habitable rooms of the neighbouring buildings will not be significant. Sunlight and overshadowing analysis has also been undertaken as part of this assessment. In terms of sunlight, it is concluded that the proposal scheme will have a negligible impact on neighbouring buildings. The rear gardens of number 46 and 50 have also been tested in terms of overshadowing and the proposal will not result in a noticeable increase in overshadowing, within BRE guidelines.
- 8.27 With regards to the proposed height of the building and as noted previously, the built form is arranged over three stories with accommodation within the roof



space The Local Plan and the Suburban Design Guide encourage development of this height within such locations. Based on this policy position, it is considered that the proposed height of the dwellings would be acceptable and in accordance with local policy and would therefore have a minimal impact on the outlook or the amenity of the neighbouring dwellings. Windows in the flank elevations above ground floor either serve non-habitable rooms or are secondary in nature so could be conditioned as obscure glazed to prevent overlooking, whilst rear balconies would be suitably screened.

- 8.28 Given the developments compliance with the separation distances, siting, design and heights set out within the Local Plan and the Suburban Design Guide, overall the proposals are not considered to result in significant harm to the outlook, privacy and amenity of the neighbouring properties along Maberley Road.
- 8.29 The proposed development would not result in undue noise, light or air pollution uncommon to a residential area, as a result of an increased number of occupants on the site. The increased number of units would increase the number movements to and from the site, but this would not be significant and would not be overly harmful in respect of general noise and disturbance. Overall it is considered that the proposal complies with the requirements of Policy DM10.6 of the Local Plan.

### **Trees and landscaping**

- 8.30 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping. Objections have been raised in relation to the felling of trees, however, there are no Tree Preservation Orders on the site and this took place before the application was submitted.
- 8.31 The scheme would involve the loss of one individual tree and one group of trees. The trees to be removed are within the C category. The proposed development will result in some slight incursions into the root protection areas of the retained trees however, a tree protection plan has been submitted and the mitigation and protection measures are considered appropriate in relation to minimising the harm to the health of the existing trees. A condition has been recommended that the development is carried out in accordance with this plan. This has been reviewed by the Tree Officer who has raised no objection.
- 8.32 The proposal provides an opportunity to plant a number of trees as part of the submitted landscape strategy. 10 new trees are proposed throughout the site and include species such as wild cherry. It is considered that the landscaping proposals would positively contribute to the suburban character of the surrounding area. Further details would be subject to condition. Overall the proposed landscaping proposals are acceptable and comply with Local Plan policy DM10.8.

### **Ecology and Biodiversity**

- 8.33 This application was accompanied by a Preliminary Ecological Appraisal (PEA) and further information during the course of the application and it concluded that

no protected species are considered likely to occur within the site other than breeding birds. Whilst no objections were received, conditions have been recommended by the council's ecology specialist. This includes a Construction Environment Management Plan (Biodiversity) in order to secure appropriate on-site mitigation for species such as birds, reptiles, bats and hedgehogs, during construction. The submitted documentation gives an indication of how the scheme seeks to achieve biodiversity net gain on site such as bird boxes, bat roosting structures inclusion of plant species of known value to wildlife.

- 8.34 Officers are satisfied that the information provided gives certainty of the likely impacts on protected and Priority species and habitats, with appropriate mitigation measures secured. Subject to the recommended conditions the development is considered acceptable in terms of mitigating the impact to wildlife and biodiversity.

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

- 8.35 The site has a Public Transport Accessibility Level (PTAL) of 4 which indicates good access to public transport. The Site is well-served by a range of public transport options. Crystal Palace overground station located 750m (10-minute walk) to the northeast of the site, and Anerley overground station is located 1.2km to the east of the site (14-minute walk). Additionally, regular bus services operate from along Maberley Road towards Crystal Palace and Wallington, and a ZipCar Car Club is located approximately 100m from the Site. London Plan Policy T6.1 'Residential parking' identifies that new residential development should not exceed the maximum parking standards set out in Table 10.3 – these standards state that residential development in Outer London PTAL 4 should provide a maximum of 0.5-0.75 spaces per dwelling.

#### Car parking

- 8.36 The scheme proposes the development to be car free. Representation raised concern over inadequate provision of parking spaces for 8 dwellings given the road is currently busy with the school in close proximity, the bus route and the allotment. The applicants have submitted a Transport Statement with the application. The results in the table stated that existing levels of parking stress were recorded as 75% and would increase to 80% as a result of the development proposals. This has been assessed by the Council's Strategic Transport section and the calculation for the extant parking stress is 77% and would increase to 81% if the development were permitted. However, the parking stress of 81% when accounting for the proposed development at 48 Maberley Road, would still be below the LBC parking stress threshold of 85% and therefore, overspill parking would not be a material concern. Furthermore as a response to climate change and sustainable development, new developments should not provide excessive car parking, especially given that there is public transport provision and a car club in close proximity of the site. It is considered that the proposals could be accommodated without significant detriment to the operation of the local highway network.
- 8.37 A Construction Logistics Plan has been submitted however the information that has been submitted requires further detailed information to be submitted. Therefore, a condition is recommended. This would include site specifics such



as the bus route and the allotment entrance and a condition survey of the public highway.

- 8.38 A financial contribution of £12,000 will be secured through a Section 106 contribution that will go towards improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions or membership of car club for the units for 3 years. This is required because of the increased traffic generated from the increased number of units and will help promote alternative, sustainable transport modes. A S278 agreement will be required for any works to the public highway including reinstatement of redundant crossovers.
- 8.39 Accordingly, the car parking arrangements comply with Local Plan policy DM30 and London Plan policy T6.

#### Cycle parking

- 8.40 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 14 long stay and 2 short stay cycle parking spaces for residents. Long stay cycle parking (16 spaces) has been located within the rear garden area and the 2 short stay spaces are provided towards the frontage. There is also adaptable cycle storage with an electric charging point to the side of the proposed building. This arrangement is considered acceptable and full details will be secured at the condition stage.

#### Refuse / Recycling Facilities

- 8.41 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The bin stores are located to the side of the development site and are of an appropriate size to accommodate the required bins. Their location would be an appropriate location for collection by operatives. The location of bulky waste storage has also been provided within the site layout plan and is acceptable. Gradients have been provided to ensure that the refuse store is accessible.

#### **SuDs, Flood Risk and Energy Efficiency**

- 8.42 The site is within flood zone 1 and in a high risk of surface water flooding area. A Surface Water Drainage Assessment has been submitted with the application. The hardstanding areas will incorporate permeable paving which drain to adjacent soft landscaping areas. The proposal also includes a flow restriction within a new manhole that will be constructed on the proposed outfall and there would be the provision of underground retention tanks. A condition requiring full details of the SuDs strategy has been recommended. On the basis of the information submitted to date and subject to condition, the proposal would not increase flooding and would comply with Local Plan policy DM25 and London Plan policy S113.
- 8.43 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition will be attached requiring the proposed development to both achieve the national technical standard for energy efficiency in new homes (2015) which requires a minimum of 19% CO2 reduction beyond the Building Regulations Part

L (2013), and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

- 8.44 Representations have raised concerns that local services will be unable to cope with additional families moving into the area. The development would be liable for a charge under the Community Infrastructure Levy (CIL).

### **Conclusion**

- 8.45 The principle of residential development is acceptable within this area. The design of the scheme is of an acceptable standard and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, flooding, trees, sustainable and ecological matters. 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.
- 8.46 All other relevant policies and 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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Sustainable Communities, Regeneration and Economic Recovery Department  
DEVELOPMENT MANAGEMENT

## 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.

14/03/2022 to 25/03/2022

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. :	21/04794/FUL	Ward :	<b>Addiscombe East</b>
Location :	Samat Court 412 Lower Addiscombe Road Croydon CR0 7AG	Type:	Full planning permission
Proposal :	Erection of outbuilding in rear garden.		

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Date Decision: 14.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/06364/HSE **Ward : Addiscombe East**  
Location : 14 Ashburton Avenue **Type: Householder Application**  
Croydon  
CR0 7JE  
Proposal : Erection of single story rear extension.

Date Decision: 25.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00440/DISC **Ward : Addiscombe East**  
Location : 51 Craigen Avenue **Type: Discharge of Conditions**  
Croydon  
CR0 7JQ  
Proposal : Discharge of condition 3 (materials) attached to planning permission ref. 21/03116/HSE for erection of rear dormer extension and installation of 3 rooflights in front roofslope

Date Decision: 15.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05072/DISC **Ward : Addiscombe West**  
Location : 40-60, 42 & 42A Cherry Orchard Road **Type: Discharge of Conditions**  
Croydon  
CR0 6BA

Proposal : 21/05072\_Discharge of Condition 16 - Surface Water Drainage Scheme - 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: 15.03.22

**Part Approved / Part Not Approved**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Level: Delegated Business Meeting

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Ref. No. : 21/05170/DISC **Ward : Addiscombe West**  
Location : Grassmere House **Type: Discharge of Conditions**  
40 Cherry Orchard Road  
Croydon

Proposal : Discharge of Conditions 3 - Play Space, 7 - Various, 17 - Ecology, and 21 - Delivery and Servicing Plan, 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: 23.03.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00095/FUL **Ward : Addiscombe West**  
Location : 19-25 Lower Addiscombe Road **Type: Full planning permission**  
Croydon  
CR0 6PQ

Proposal : Erection of a 2/3 storey building comprising 3 flats and 1 x 3-bed house with cycle and refuse storage. Rebuilding of external access staircase shared with existing flats above 19-25 Lower Addiscombe Road. Alterations to side facade of 19 Lower Addiscombe Road. Improvements to communal amenity space to 21a & 23a Lower Addiscombe Road.

Date Decision: 25.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00388/GPDO **Ward : Addiscombe West**  
Location : 36 Lower Addiscombe Road **Type: Prior Appvl - Class M A1/A2 to dwelling**  
Croydon  
CR0 6AA

Proposal : Notification for prior approval under the GPDO 2015 for the change of use under Class M from office (class E) to residential (class C3) to create a two bedroom flat.

Date Decision: 22.03.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00396/DISC **Ward : Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Location : 41 Clyde Road  
Croydon  
CR0 6SY  
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (cycle and refuse storage) attached to planning permission ref. 17/05909/FUL for roof and rear extensions to provide additional bedrooms for existing HMO.

Date Decision: 21.03.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00245/HSE  
Location : 27 Ecclesbourne Road  
Thornton Heath  
CR7 7BQ  
Type: Householder Application  
Ward : **Bensham Manor**

Proposal : Erection of single storey side and rear extension.

Date Decision: 15.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00356/GPDO  
Location : 58 Beverstone Road  
Thornton Heath  
CR7 7LT  
Type: Prior Appvl - Class A Larger House Extns  
Ward : **Bensham Manor**

Proposal : Erection of a single storey rear extension projecting out 4.46 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.25 metres

Date Decision: 23.03.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/00392/GPDO  
Location : 60 Kynaston Avenue  
Thornton Heath  
CR7 7BW  
Type: Prior Appvl - Class A Larger House Extns  
Ward : **Bensham Manor**

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: 23.03.22





Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Ref. No. : 22/00053/DISC **Ward : Broad Green**  
Location : 86 Sumner Road Type: Discharge of Conditions  
Croydon  
CR0 3LJ  
Proposal : Details pursuant to condition 3 (materials), 5 (Landscaping) and 6 (CLP) in respect to planning permission 21/04015/FUL granted for demolition of existing house and associated outbuildings. Erection of 2-storey block with roof space accommodation comprising of 2 x one bed, 1 x two bed and 1 x three bed flats with associated amenity space, cycle and refuse stores. Renewal of existing planning permission ref: 18/03050/FUL granted 17.08.2018.

Date Decision: 16.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00901/PDO **Ward : Broad Green**  
Location : 56 - 58 Factory Lane Type: Observations on permitted  
Croydon development  
CR0 3RL

Proposal : Removal of the existing 3no. antennas to be replaced with 6no. new antennas.  
Installation of 1no. 300mm dish and 1no. 600mm dish and ancillary works thereto.

Date Decision: 18.03.22

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 21/04965/FUL **Ward : Crystal Palace And Upper  
Norwood**  
Location : Land Between 137-181 Church Road Type: Full planning permission  
Upper Norwood  
London  
SE19 2PR  
Proposal : Erection of two-storey building to form row of three (3) terrace dwellinghouses (Use Class C3), Associated amenity, cycle parking and waste storage spaces, and Associated alterations including landscaping.

Date Decision: 25.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Ref. No. : 22/00339/DISC **Ward : Coulsdon Town**  
Location : Land R/o 20-22 Gidd Hill Type: Discharge of Conditions  
Coulsdon  
CR5 3AH

Proposal : Discharge of condition 8 (construction logistics plan), 9 (suds) attached to planning permission 19/05568/FUL for demolition of garages, erection of two semi-detached dwellings with vehicular access, car parking, cycle and refuse storage

Date Decision: 25.03.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00357/DISC **Ward : Coulsdon Town**  
Location : 116 Reddown Road Type: Discharge of Conditions  
Coulsdon  
CR5 1AL

Proposal : Discharge of Condition 5 (SUDS) attached to planning permission 21/00338/FUL for Demolition of existing dwelling and erection of two X 3 storey terraced blocks comprising 8 three bedroom dwelling houses with associated access, 8 parking spaces, cycle storage and refuse store.

Date Decision: 25.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/03759/DISC **Ward : Fairfield**  
Location : 6-44 Station Road And Queens Hall Car Type: Discharge of Conditions  
Park, Poplar Walk, Croydon (St Michaels  
Square)

Proposal : Details required by Condition 29 (Vibration management plan) of planning permission 20/04010/CONR.

Date Decision: 21.03.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/03760/DISC **Ward : Fairfield**  
Location : 6-44 Station Road And Queens Hall Car Type: Discharge of Conditions  
Park, Poplar Walk, Croydon (St Michaels  
Square)



Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Location : 11 - 12 Suffolk House  
George Street  
Croydon  
CR0 1PE  
Type: Full planning permission

Proposal : Installation of awning and outdoor seating area

Date Decision: 24.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00272/DISC  
Location : Car Park, Tavistock Court  
Tavistock Road  
Croydon  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Discharge of conditions 4 (boundary treatments) and 11 (refuse/recycling) 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: 15.03.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04059/FUL  
Location : 37 Welcomes Road  
Kenley  
CR8 5HA  
Ward : **Kenley**  
Type: Full planning permission

Proposal : Demolition of the existing dwelling, erection of a two/three storey building to provide 9 residential units, with associated landscaped areas including parking, cycle and refuse storage

Date Decision: 24.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/05172/CONR  
Location : Sycamores  
Kenley Lane  
Kenley  
CR8 5DF  
Ward : **Kenley**  
Type: Removal of Condition

## Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Proposal : Variation of condition 2 (approved drawings) attached to application 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: 22.03.22

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 21/05462/DISC

Ward : **Kenley**

Location : Wrenwood Court  
38 Hermitage Road  
Kenley  
CR8 5EB

Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (Construction Logistic Plan), 4 (Drainage Strategy Report), 7 (Hard and Soft Landscaping), 9 (Cycle Stores), 19 (Ecological Report) attached to planning application 19/05984/FUL for the Erection of two/four storey side extension and two storey rear extension to provide 8 apartments. Reconfiguration of parking forecourt to provide 4 additional spaces and relocation and enlargement of bin store

Date Decision: 16.03.22

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. : 22/00308/HSE

Ward : **Kenley**

Location : 80 Hayes Lane  
Kenley  
CR8 5JQ

Type: Householder Application

Proposal : Demolition of double side garages and erection of double storey side extension, rear single storey extension, new porch and loft extension including raising the ridge by 500mm with a rear dormer.

Date Decision: 22.03.22

### Pre - Decision Letter

Level: Delegated Business Meeting

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Ref. No. : 22/00333/LP

Ward : **Kenley**

Location : 10 Hadley Wood Rise  
Kenley  
CR8 5LY

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of single storey side extension including part garage conversion

Date Decision: 24.03.22

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





Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Location : 100 Gascoigne Road  
Croydon  
CR0 0NE  
Type: Householder Application  
Proposal : Part one, part two storey side extension, plus covered outdoor area at rear.

Date Decision: 15.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00232/HSE  
Location : 132 North Downs Road  
Croydon  
CR0 0LD  
Type: Householder Application  
Ward : **New Addington South**  
Proposal : Erection of rear dormer with an installation of 2 rooflights to the front. Erection of single-storey front and side extension.

Date Decision: 18.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00318/HSE  
Location : 90 Montacute Road  
Croydon  
CR0 0JE  
Type: Householder Application  
Ward : **New Addington South**  
Proposal : Erection of single-storey front and rear extension. Garage conversion.

Date Decision: 21.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01001/LP  
Location : 4 Wolsey Crescent  
Croydon  
CR0 0PE  
Type: LDC (Proposed) Operations edged  
Ward : **New Addington South**  
Proposal : Erection of hip to gable roof extension, rear dormer extension and installation of skylights to the front roofslope

Date Decision: 17.03.22

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

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Level: Delegated Business Meeting

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Ref. No. : 21/06222/HSE  
Location : 235 Green Lane  
Norbury  
London  
SW16 3LY  
Ward : **Norbury Park**  
Type: Householder Application  
Proposal : Alterations, erection of single-storey rear extension

Date Decision: 14.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00306/LP  
Location : 42 Georgia Road  
Thornton Heath  
CR7 8DR  
Ward : **Norbury Park**  
Type: LDC (Proposed) Operations edged  
Proposal : Erection of single storey outhouse to the rear garden.

Date Decision: 25.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/06338/DISC  
Location : The Norbury Trading Estate  
Units 1 - 7, Craignish Avenue  
Norbury  
London  
SW16 4RW  
Ward : **Norbury And Pollards Hill**  
Type: Discharge of Conditions  
Proposal : Discharge of condition 4 (cycle parking) attached to planning permission 21/03865/FUL for the change of use of Units 1-3 from B2/E(g)(iii)/F1(f) to Use Classes E(g)(iii) and B8 and change of use of Unit 4 from F1(f) to Use Class E(g)(iii)

Date Decision: 25.03.22

**Not approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Ref. No. : 22/00219/LE  
Location : 2 Oakhill Road  
Norbury  
London  
SW16 5RG  
Proposal : Lawful use of part of the ground floor as a self contained flat  
Ward : **Norbury And Pollards Hill**  
Type: LDC (Existing) Use edged

Date Decision: 17.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00452/GPDO  
Location : 82 Dalmeny Avenue  
Norbury  
London  
SW16 4RP  
Ward : **Norbury And Pollards Hill**  
Type: Prior Appvl - Class A Larger  
House Extns

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

Date Decision: 18.03.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 21/06394/DISC  
Location : 128 Bradmore Way  
Coulston  
CR5 1PB  
Proposal : Discharge of condition 2 (external facing materials), 4 (hard/soft landscaping) and 5 (Construction Logistics Plan) attached to planning permission 19/01930/FUL for Demolition of existing garage and store, erection of two storey 2 bedroom house with associated cycle and refuse store, formation of vehicular access and provision of 2 parking spaces (1 parking space for the host house and 1 parking space for the proposed house).  
Ward : **Old Coulsdon**  
Type: Discharge of Conditions

Date Decision: 18.03.22

**Approved**

Level: Delegated Business Meeting

Ref. No. : 22/00180/DISC  
Location : Oakmount House  
49 Selborne Road  
Croydon  
CR0 5JQ  
Ward : **Park Hill And Whitgift**  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 10 (SuDs), 13 (Constructions Logistics Plan), and 16 (Car Park Management Plan) attached to 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: 25.03.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04244/FUL  
Location : 2 Mitchley Avenue  
Purley  
CR8 1EA  
Ward : **Purley Oaks And Riddlesdown**  
Type: Full planning permission

Proposal : Demolition of existing two storey house and detached garage, alteration to land levels, erection of a part two, three and four storey building to provide 8 units, formation of vehicular access, provision of associated car parking and cycle/refuse storage

Date Decision: 18.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00204/DISC  
Location : 27 - 29 Biddulph Road  
South Croydon  
CR2 6QB  
Ward : **Purley Oaks And Riddlesdown**  
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Construction Logistics), 4 (SUDs), 5 (Contaminated Land) 6 (Materials), 8 (Cycle Parking), 9 (Biodiversity Enhancement), 12 (Noise) and 16 (Energy) attached to planning permission 19/04067/FUL for the Demolition of the existing properties and erection of a building up to four storey's including 26 no. apartments with associated landscaping, car parking, bin and cycle storage



Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Date Decision: 18.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00969/ADV **Ward : Purley Oaks And Riddlesdown**

Location : 62 Whytecliffe Road North **Type: Consent to display advertisements**  
Purley  
CR8 2AR

Proposal : Erection of 3 x non-illuminated signs for proposed Children's Nursery

Date Decision: 16.03.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 20/04952/FUL **Ward : Purley And Woodcote**  
**Type: Full planning permission**

Location : 131 Woodcote Valley Road  
Purley  
CR8 3BN

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

Date Decision: 24.03.22

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

Level: Planning Committee

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Ref. No. : 21/03472/FUL **Ward : Purley And Woodcote**  
**Type: Full planning permission**

Location : 23 Russell Hill  
Purley  
CR8 2JB

Proposal : Extension and conversion of existing house to form 6 self-contained flats, including the erection of a lower ground floor/basement extension, rear dormer extension, formation of roof lights and associated car parking.

Date Decision: 25.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03677/CONR **Ward : Purley And Woodcote**  
Location : 23 Silver Lane **Type: Removal of Condition**  
Purley  
CR8 3HJ  
Proposal : Variation of condition 1 (Approved plans) attached to planning permission 19/04121/FUL, seeking to extend to basement to provide an indoor swimming pool and plant room, provision of side external access to kitchen area, inclusion of a lift and alterations to the refuse/cycle store.

Date Decision: 17.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/05366/DISC **Ward : Purley And Woodcote**  
Location : 126 Foxley Lane **Type: Discharge of Conditions**  
Purley  
CR8 3NE  
Proposal : Discharge of Condition 6 (Piling Method Statement), of planning permission 20/01174/FUL (Demolition of two existing properties and erection of two buildings ranging from 2 - 5 storeys, comprising 41 flats including provision of car parking, associated amenity areas, hard and soft landscaping as well as refuse and cycle storage.).

Date Decision: 16.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05391/CONR **Ward : Purley And Woodcote**  
Location : 39 Pampisford Road **Type: Removal of Condition**  
Purley  
Proposal : SECTION 73 APPLICATION: Seeking to vary conditions 2 (Arboricultural details), 3 (SUDS) and 5 (Landscaping) attached to planning permission 20/06206/CONR seeking to regularise the drainage strategy, tree protection and landscaping.

Date Decision: 15.03.22

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

Level: Delegated Business Meeting



Ref. No. : 21/05675/HSE  
Location : 1A Russell Hill  
Purley  
CR8 2JB  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Alterations and demolition of existing single storey side extension, and erection of a two storey side extension including alterations to existing roof.

Date Decision: 25.03.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/05945/DISC  
Location : 126 Foxley Lane  
Purley  
CR8 3NE  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions  
Proposal : Discharge of Condition 8 (External Materials/Details), of planning permission (Demolition of two existing properties and erection of two buildings ranging from 2 - 5 storeys, comprising 41 flats including provision of car parking, associated amenity areas, hard and soft landscaping as well as refuse and cycle storage.).

Date Decision: 18.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/06314/CONR  
Location : Development Site At  
129 - 131 Brighton Road  
Purley  
CR8 4HE  
Ward : **Purley And Woodcote**  
Type: Removal of Condition  
Proposal : Variation of Condition 3 (Landscaping) and removal of Condition 6 (Children's Play Space) attached to planning permission ref. 19/01628/FUL for the demolition of existing buildings and erection of 1 three/four storey building containing 9 flats, and 1 three storey building at rear containing 9 flats. Formation of access road and provision of associated parking, bike and refuse store, and landscaping.

Date Decision: 24.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00064/HSE  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Location : 29 Hartley Hill  
Purley  
CR8 4EP  
Type: Householder Application  
Proposal : Erection of single storey rear extension with balcony above

Date Decision: 16.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00129/HSE  
Location : 8 Old Lodge Lane  
Purley  
CR8 4DF  
Type: Householder Application  
Ward : **Purley And Woodcote**  
Proposal : Alterations, construction of a two storey/first floor extension (and roof) to form a two storey house incorporating gable features at front and dormer extensions on the side roof slopes, bay window, balconies at rear, alterations at rear to include a raised decking area/steps, formation of vehicular access, alterations at front to include new stepped pedestrian entrance and changes to the existing garage to form a car port

Date Decision: 21.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00300/NMA  
Location : Land Adjoining 68 Beaumont Road  
Purley  
CR8 2EG  
Type: Non-material amendment  
Ward : **Purley And Woodcote**

Proposal : Non-material amendment to application 19/05245/FUL dated 08.04.2020 for the erection of two storey 5 bedroom dwelling with accommodation in the roofspace, with associated parking, cycle, refuse and landscaping. The variation is to relocate the car parking spaces at the rear.

Date Decision: 25.03.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00303/DISC  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Location : Purley Baptist Church And Hall, Banstead Type: Discharge of Conditions  
Road, 1-4 Russell Hill Parade, 1 Russell Hill  
Road And, 2-12 Brighton Road And 1-9  
Banstead Road Purley CR8

Proposal : Partial discharge of condition 14 (Travel Plan) and 15 (Delivery and Servicing) for Phase 1 attached to permission 16/02994/P for Demolition of existing buildings on two sites; erection of 3 to 17 storey building with basements comprising 114 flats, community and church space and a retail unit on Island Site and a 3 to 8 storey building comprising 106 flats on south site and public realm improvements with associated vehicular accesses

Date Decision: 24.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00379/DISC Ward : **Purley And Woodcote**  
Location : 11 Hartley Old Road Type: Discharge of Conditions  
Purley  
CR8 4HH

Proposal : Discharge of conditions 5 (external materials), condition 6 (landscaping) and condition 7 (sustainable drainage) attached to planning permission for 20/05200/FUL for the demolition of single-family dwellinghouse and erection of 1x three-storey block containing 3x 2-bedroom flats and 4x 3-bedroom flats and 2x 4-bedroom semi detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 25.03.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00384/DISC Ward : **Purley And Woodcote**  
Location : 16 Smitham Downs Road Type: Discharge of Conditions  
Purley  
CR8 4NB

Proposal : Discharge of Condition 3 (Construction Logistics Plan) attached to permission 20/05575/FUL dated 11.10.2021 for Demolition of existing dwelling, erection of a 3/4 storey building comprising 9 flats with basement car parking, landscaping and amenity space.

Date Decision: 25.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00403/DISC **Ward : Purley And Woodcote**  
Location : 126 Foxley Lane Type: Discharge of Conditions  
Purley  
CR8 3NE

Proposal : Discharge of Condition 7 (Cont Land) of planning permission 20/01174/FUL (Demolition of two existing properties and erection of two buildings ranging from 2 - 5 storeys, comprising 41 flats including provision of car parking, associated amenity areas, hard and soft landscaping as well as

Date Decision: 16.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00567/LE **Ward : Purley And Woodcote**  
Location : 8 Purley Hill Type: LDC (Existing) Operations  
Purley edged  
CR8 1AN

Proposal : Erection of rear dormer, hip to gable extension and extension of soil vent pipe.

Date Decision: 15.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00582/NMA **Ward : Purley And Woodcote**  
Location : 58 Brighton Road Type: Non-material amendment  
Purley  
CR8 2LJ

Proposal : Non-material amendment to the wording of Condition 6 (water and carbon) attached to permission 18/06226/FUL dated 08/03/19 for Alterations, Conversion of dwellinghouse to form 1 x three bed and 3 x two bed flats, erection of a two storey side extension, dormer in rear roof slope with associated roof lights and single storey rear extension with a balcony, provision of associated landscaping, car parking, cycle and waste storage.

Date Decision: 25.03.22

**Approved**



**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01120/FUL **Ward : Sanderstead**  
Location : 27 Westfield Avenue **Type: Full planning permission**  
South Croydon  
CR2 9JY  
Proposal : Demolition of the existing single storey 2 bedroom dwelling and construction of a pair of 3 storey 4 bed semi-detached dwellings.

Date Decision: 15.03.22

**Not Determined application**

Level: Delegated Business Meeting

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Ref. No. : 20/04314/CONR **Ward : Sanderstead**  
Location : Ark Apartments **Type: Removal of Condition**  
54 Arkwright Road  
South Croydon  
Proposal : Variation of condition 1 (drawings) attached to planning permission ref. 18/03680/CONR. (Variation of condition 1 (in accordance with approved plans) attached to planning permission 17/03916/FUL for the demolition of existing building, erection of a two/three storey building with accommodation in roof space comprising 6 x two bedroom and 1 x three bedroom flats, formation of vehicular access and provision of 7 parking spaces, cycle and refuse storage and landscaping).

Date Decision: 18.03.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/00683/HSE **Ward : Sanderstead**  
Location : 2 Ellenbridge Way **Type: Householder Application**  
South Croydon  
CR2 0EU  
Proposal : Erection of a two storey side extension, single storey side extension and front porch.

Date Decision: 23.03.22

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Level: Delegated Business Meeting

---

Ref. No. : 21/05780/HSE  
Location : 14 Hazelwood Grove  
South Croydon  
CR2 9DU

Ward : **Sanderstead**  
Type: Householder Application

Proposal : Erection of a single storey rear extension

Date Decision: 24.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/06201/DISC  
Location : 1B Heathhurst Road  
South Croydon

Ward : **Sanderstead**  
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (construction logistics plan), 5 (SUDS), 6 (various) and 7 (hard/soft landscaping), 8 (external facing materials) attached to planning permission 20/02881/FUL for demolition of the redundant garages and construction of a three-storey 3 bedroom 6 person detached dwelling.

Date Decision: 25.03.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00049/HSE  
Location : 4 Peartree Close  
South Croydon  
CR2 9BR

Ward : **Sanderstead**  
Type: Householder Application

Proposal : Erection of two storey side extension to be extended to the rear to form a squared footprint from the rear of the existing two storey side extension

Date Decision: 23.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00127/DISC

Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Location : Ark Apartments  
54 Arkwright Road  
South Croydon  
Type: Discharge of Conditions

Proposal : Discharge of condition number 9 (Co2 Emissions) attached to planning permission ref.17/03916/FUL. (Demolition of existing building, erection of a two/three storey building with accommodation in roof space comprising 6 x two bedroom and 1 x three bedroom flats, formation of vehicular access and provision of 7 parking spaces, cycle and refuse storage and landscaping).

Date Decision: 25.03.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/00229/HSE  
Location : 165 Limpsfield Road  
South Croydon  
CR2 9LJ  
Ward : **Sanderstead**  
Type: Householder Application

Proposal : Alterations including proposed crossover and use of front garden for parking.

Date Decision: 17.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00246/HSE  
Location : 15 Lime Meadow Avenue  
South Croydon  
CR2 9AS  
Ward : **Sanderstead**  
Type: Householder Application

Proposal : Demolition of garage, workshop, greenhouse and kitchen extension. Erection of single/two storey front/side/rear extensions with internal alterations.

Date Decision: 18.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00301/HSE  
Location : 31 Clyde Avenue  
South Croydon  
CR2 9DN  
Ward : **Sanderstead**  
Type: Householder Application







Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Location : 133 Addington Road  
South Croydon  
CR2 8LH  
Type: Prior Appvl - Class E to  
(dwellings) C3

Proposal : Conversion of the ground floor Class E unit into a studio flat

Date Decision: 21.03.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00331/LP

**Ward : Selsdon And Addington  
Village**

Location : 71 Broadcombe  
South Croydon  
CR2 8HR

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of a new porch.

Date Decision: 18.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/05559/LP

**Ward : Selsdon Vale And Forestdale**

Location : 251 Markfield  
Court Wood Lane  
Croydon  
CR0 9HW

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of outbuildings

Date Decision: 21.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00542/NMA

**Ward : Selsdon Vale And Forestdale**

Location : Vehicle Repair Workshop And Premises  
Garages Rear Of 156 To 180  
Addington Road  
South Croydon  
CR2 8LB

Type: Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Proposal : Non Material Amendment to planning approval 18/04516/FUL (Demolition of the existing garages and erection of 8 two-storey terraced houses and 1no. live-work unit (B1 (b) or B1 (c)), together with cycle storage, amenity space, a refuse/recycling store and car parking.) to amend the wording of conditions 2 (Soil contamination) and 11 (CLP) to exclude enabling works from the pre-commencement condition requirement.

Date Decision: 18.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/03187/FUL

**Ward : Shirley North**

Location : The Shirley Inn Public House  
158 Wickham Road  
Croydon  
CR0 8BF

Type: Full planning permission

Proposal : Demolition of existing ancillary building at the rear, erection of a ground floor extension to provide dining and kitchen facilities, first floor rear and side extensions for ancillary staff facilities and new extract duct.

Date Decision: 18.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05950/FUL

**Ward : Shirley North**

Location : 44 Orchard Avenue  
Croydon  
CR0 7NA

Type: Full planning permission

Proposal : Demolition of an existing detached dwelling and construction of a new three storey building comprising 8 apartments with associated private and communal amenity space, refuse and cycle storage

Date Decision: 17.03.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/05976/FUL

**Ward : Shirley North**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Location : Hanbury Mews Type: Full planning permission  
Croydon  
Croydon  
CR0 7DW

Proposal : Retention of gates to Hanbury Mews

Date Decision: 17.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/06384/HSE Ward : **Shirley North**  
Location : 47 Woodmere Avenue Type: Householder Application  
Croydon  
CR0 7PJ

Proposal : Alteration to boundary fence by raising the height from 1.65 m to 1.85 m.

Date Decision: 17.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00235/HSE Ward : **Shirley North**  
Location : 3 Barnfield Avenue Type: Householder Application  
Croydon  
CR0 8SF

Proposal : Part one, part two storey side extension on both sides of existing property, 2 storey rear extension, roof extension with rear dormer window, including associated alterations.

Date Decision: 17.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00269/HSE Ward : **Shirley North**  
Location : 23 Burrell Close Type: Householder Application  
Croydon  
CR0 7QL

Proposal : Erection of a part single / part two-storey side extension.

Date Decision: 17.03.22

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Level: Delegated Business Meeting

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Ref. No. : 22/00371/LP  
Location : 64 Lorne Gardens  
Croydon  
CR0 7RY

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

Proposal : Erection of a new porch.

Date Decision: 18.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00450/GPDO  
Location : 81 Gladeside  
Croydon  
CR0 7RW

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

Proposal : Erection of a single storey rear extension projecting out 4.3 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 4 metres

Date Decision: 14.03.22

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/00780/LP  
Location : 6 Woodmere Close  
Croydon  
CR0 7PN

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

Proposal : Demolition of existing conservatory, erection of single storey rear extension and associated works

Date Decision: 15.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00782/LP

Ward : Shirley North

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Location : 24 Lorne Avenue  
Croydon  
CR0 7RQ  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of a hip to gable roof extension, rear dormer extension and installation of skylights to the front roofslope and associated works

Date Decision: 15.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/03583/HSE  
Location : 1 Bernel Drive  
Croydon  
CR0 8PR  
Ward : **Shirley South**  
Type: Householder Application

Proposal : Alterations including first floor side extension, replacement window to garage door and use of garage as additional accommodation.

Date Decision: 25.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05193/HSE  
Location : 27 Devonshire Way  
Croydon  
CR0 8BU  
Ward : **Shirley South**  
Type: Householder Application

Proposal : Alterations and two-storey side extension

Date Decision: 17.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/05810/HSE  
Location : 482 Wickham Road  
Croydon  
CR0 8DJ  
Ward : **Shirley South**  
Type: Householder Application

Proposal : Erection of a first floor rear extension

Date Decision: 23.03.22

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 21/06026/HSE  
Location : 1 South Way  
Croydon  
CR0 8RH  
Proposal : Erection of two-storey side extension and single-storey side/rear extension.

Ward : **Shirley South**  
Type: Householder Application

Date Decision: 15.03.22

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 22/00054/HSE  
Location : 41 South Way  
Croydon  
CR0 8RH  
Proposal : Erection of a two-storey side extension and single-storey side/rear extension.

Ward : **Shirley South**  
Type: Householder Application

Date Decision: 17.03.22

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 22/00218/LP  
Location : 125 Devonshire Way  
Croydon  
CR0 8BY  
Proposal : Erection of hip to gable and rear dormer roof extensions and installation of 3 rooflights on the front slope.

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

Date Decision: 17.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/05909/HSE  
Ward : **South Croydon**



Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Location : View Point Type: Householder Application  
73 Kingsdown Avenue  
South Croydon  
CR2 6QJ

Proposal : Single storey rear and side extension. Two storey infill and rear extension. New rear raised patio and associated landscaping works.

Date Decision: 16.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00133/HSE Ward : **South Croydon**  
Location : 142 Brighton Road Type: Householder Application  
South Croydon  
CR2 6AE

Proposal : Demolition of existing detached rear garage, and erection of replacement new larger garage with home office space.

Date Decision: 25.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00242/HSE Ward : **South Croydon**  
Location : 6 Croham Close Type: Householder Application  
South Croydon  
CR2 0DA

Proposal : Erection of single-storey front, side and rear extension following demolition of existing garage.

Date Decision: 17.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00258/GPDO Ward : **South Croydon**  
Location : International House Type: Prior Appvl - Class E to  
5 Brighton Road (dwellings) C3  
South Croydon  
CR2 6EA

Proposal : Part change of use from Class E (office) to C3 (residential) to form 16 x 1 bedroom residential units under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Date Decision: 21.03.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00260/GPDO  
Location : International House  
5 Brighton Road  
South Croydon  
CR2 6EA

**Ward : South Croydon**  
Type: Prior Appvl - up to two storeys  
flats

Proposal : Erection of two storey upward (rooftop) extension to form 11 no. self contained residential units (Application for Notification of Prior Approval of the GPDO 2015 - Schedule 2, Part 20, Class AA).

Date Decision: 22.03.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00321/FUL  
Location : 3 Darmaine Close  
South Croydon  
CR2 6HX

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

Proposal : Replacement of 5no. timber framed, single glazed windows to double glazed UPVC.

Date Decision: 24.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00358/HSE  
Location : 13 Ballards Farm Road  
South Croydon  
CR2 7JB

**Ward : South Croydon**  
Type: Householder Application

Proposal : Erection of single-storey side and rear extension and stair from basement to ground floor.

Date Decision: 25.03.22

**Permission Granted**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Location : Telecommunications Mast Junction Of Melville Avenue  
Coombe Road  
Croydon  
CR0 5RA

Type: Observations on permitted development

Proposal : The replacement of an existing cabinet with a Porter cabinet measuring 1450 x 650 x 1452mm, the installation of 1 No. GPS node and ancillary development thereto

Date Decision: 14.03.22

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 22/00871/LP

Location : 9 Rockhampton Road  
South Croydon  
CR2 7AQ

Ward : **South Croydon**

Type: LDC (Proposed) Operations edged

Proposal : Erection of a hip to gable roof extension and rear dormer extension. Extension of soil vent pipe.

Date Decision: 18.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00959/LP

Location : 9 Blenheim Park Road  
South Croydon  
CR2 6BG

Ward : **South Croydon**

Type: LDC (Proposed) Operations edged

Proposal : Erection of rear box dormer

Date Decision: 22.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/03164/FUL

Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Location : 88A Holmesdale Road Type: Full planning permission  
South Norwood  
London  
SE25 6JF

Proposal : Construction of a single storey side and rear extension to the ground floor flat

Date Decision: 23.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05352/HSE Ward : **South Norwood**  
Location : 72 Sunny Bank Type: Householder Application  
South Norwood  
London  
SE25 4TG

Proposal : Alterations, erection of additional storey, single-storey side and front extension and two-storey side extension, provision of 3 rooflights in front roofslope and installation of solar panels in rear roofslope

Date Decision: 17.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05932/FUL Ward : **South Norwood**  
Location : 9 Clifton Road Type: Full planning permission  
South Norwood  
London  
SE25 6NJ

Proposal : Alterations, conversion of single dwelling to form 1x 3bed flat and 3x 1bed flat, retention of rear dormer extension, erection of single-storey rear extension with associated excavation, installation of replacement/additional windows in side elevation, installation of vehicle crossover and provision of associated landscaping, parking, cycle and refuse storage.

Date Decision: 16.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/06337/FUL Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Location : 2A Chalfont Road  
South Norwood  
London  
SE25 4AA

Type: Full planning permission

Proposal : Alterations, demolition of existing conservatory and erection of single-storey rear extension and outbuilding in rear garden.

Date Decision: 17.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00105/LP

Location : 56 South Norwood Hill  
South Norwood  
London  
SE25 6AF

Ward : **South Norwood**

Type: LDC (Proposed) Operations edged

Proposal : Outbuilding in the rear garden maximum height Of 2.50m and an eaves height of 2.30m used as gym/study from the main house.

Date Decision: 23.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00205/FUL

Location : 12A Oliver Avenue  
South Norwood  
London  
SE25 6TY

Ward : **South Norwood**

Type: Full planning permission

Proposal : Proposed rear first floor and second floor extensions involving alterations to the roof to facilitate the conversion of the existing flat on the upper floors into two flats, with associated site alterations

Date Decision: 16.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00326/DISC

Location : Mek Villas  
86 Holmesdale Road  
South Norwood  
London  
SE25 6JF

Ward : **South Norwood**

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Proposal : Details pursuant to the discharge of condition 4 (bin storage) from planning application 20/02002/FUL for 'Conversion of single dwellinghouse to 3 flats, erection of a part single/part two storey side and rear extension, dormer extensions in the rear roof slopes, roof lights in the front roof slope, and associated cycle parking, off street car parking, refuse storage and landscaping'

Date Decision: 23.03.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01644/FUL

**Ward : Thornton Heath**

Location : 6-7 Beulah Crescent  
Thornton Heath  
CR7 8JL

Type: Full planning permission

Proposal : Demolition of existing buildings and erection of three storey building fronting Beulah Crescent and comprising 6 flats, and erection of part three/part four storey at rear comprising 14 flats, formation of vehicle access and provision of associated off-street parking, and provision of associated refuse storage, cycle storage, and landscaping. (amended description)

Date Decision: 18.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/06278/HSE

**Ward : Thornton Heath**

Location : 39 Canham Road  
South Norwood  
London  
SE25 6SA

Type: Householder Application

Proposal : Alterations, demolition of existing rear extension and erection of single-storey rear extension with raised terrace.

Date Decision: 22.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/06381/FUL

**Ward : Thornton Heath**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Location : 111 South Norwood Hill  
South Norwood  
London  
SE25 6DD  
Type: Full planning permission

Proposal : Demolition of the existing building. Erection of a replacement 4-storey building comprising seven flats with associated landscaping.

Date Decision: 15.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00080/FUL  
Location : Flat 10  
297A Whitehorse Lane  
South Norwood  
London  
SE25 6UG  
Type: Full planning permission  
Ward : Thornton Heath

Proposal : Alterations, erection of front dormer extension

Date Decision: 15.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00206/FUL  
Location : 33A Sandfield Road  
Thornton Heath  
Type: Full planning permission  
Ward : Thornton Heath

Proposal : Erection of a new three storey house attached to 33 Sandfield Road, with an off street car parking space and other site alterations

Date Decision: 15.03.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00277/HSE  
Location : 32 Foulsham Road  
Thornton Heath  
CR7 8LQ  
Type: Householder Application  
Ward : Thornton Heath

Proposal : Alterations, demolition of existing garage, erection of single-storey rear extension, outbuilding in rear garden and replacement front entrance gates.

Date Decision: 18.03.22



**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00298/HSE **Ward : Thornton Heath**  
Location : 115 South Norwood Hill **Type: Householder Application**  
South Norwood  
London  
SE25 6DD  
Proposal : Erection of single-storey rear extension and first floor rear extension (following demolition of existing rear-facing first floor bay window), Alterations to fenestrations involving replacement of white uPVC-framed openings with black aluminium-framed openings, and Alteration to front elevation involving formation of recessed doorway  
Date Decision: 23.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00390/GPDO **Ward : Thornton Heath**  
Location : 167 Livingstone Road **Type: Prior Appvl - Class A Larger**  
Thornton Heath **House Extns**  
CR7 8JZ  
Proposal : Erection of a single storey rear extension projecting out 3.6 metres from the rear wall of the original house with a height to the eaves of 2.5 metres and a maximum height of 3.2 metres  
Date Decision: 15.03.22

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 22/00288/DISC **Ward : Waddon**  
Location : Land Rear Of 13 To 73 Stafford Road **Type: Discharge of Conditions**  
Duppas Hill Road  
Croydon  
Proposal : Discharge of condition 4 (Contamination) attached to planning permission 19/02049/FUL for Erection of three buildings comprising 126 residential dwellings (Use Class C3), ranging from two to five storeys together with associated access, car parking, cycle parking, landscaping and associated infrastructure works.  
Date Decision: 18.03.22



Decisions (Ward Order) since last Planning Control Meeting as at: 28th March 2022

Location : 31 Denning Avenue  
Croydon  
CR0 4DJ  
Type: Householder Application

Proposal : Erection of single storey front and rear extensions

Date Decision: 25.03.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00686/LP  
Location : 18 Godson Road  
Croydon  
CR0 4LT  
Ward : **Waddon**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of detached outbuilding

Date Decision: 15.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00877/LP  
Location : 4 Alton Road  
Croydon  
CR0 4LY  
Ward : **Waddon**  
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion with erection of rear box dormer

Date Decision: 23.03.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00950/LP  
Location : 16 Ravenswood Road  
Croydon  
CR0 4BL  
Ward : **Waddon**  
Type: LDC (Proposed) Operations edged

Proposal : Demolition of conservatory and erection of single storey rear extension. Alterations to fenestrations and association works.

Date Decision: 17.03.22

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

Level: Delegated Business Meeting





