

# Planning Committee Agenda



To: Councillor Toni Letts (Chair)  
Councillor Paul Scott (Vice-Chair)  
Councillors Muhammad Ali, Sherwan Chowdhury, Chris Clark, Joy Prince,  
Jason Perry, Scott Roche, Ian Parker and Gareth Streeter

Reserve Members: Felicity Flynn, Bernadette Khan, Clive Fraser, Leila Ben-Hassel, Helen Redfern, Michael Neal, Badsha Quadir, Jan Buttinger,  
Andrew Pelling and Caragh Skipper

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 23 April 2020 at 6.00pm**. This meeting will be held remotely. Members of the Committee will be sent a link to remotely attend the meeting in due course.

**PLEASE NOTE:** Members of the public are welcome to remotely attend this meeting via a weblink which will be publicised on the Council website at least 24 hours before the meeting.

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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 15 April 2020

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

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

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

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

## **AGENDA – PART A**

**1. Apologies for absence**

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

**2. Minutes of Previous Meeting (Pages 7 - 12)**

To approve the minutes of the meeting held on Thursday 12 March 2020 as an accurate record.

**3. Disclosure of Interest**

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

**4. Urgent Business (if any)**

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

**5. Development presentations (Pages 13 - 14)**

To receive the following presentations on a proposed development:

**5.1 18/05280/PRE 103 to 111 High Street, Croydon, CR0 1QG**  
(Pages 15 - 40)

Erection of 29 storey building, to provide 121 residential units, with commercial units at ground and mezzanine floor level which can be used as retail (A1)/ restaurant (A3)/B1 (office) and with office (B1) at first and second floor levels.

Ward: Fairfield

**5.2 19/05345/PRE Former Hospital Car Park, Land Adjacent to 93 Bensham Lane, Thornton Heath, CR7 7EU**  
(Pages 41 - 56)

Redevelopment of car park site and relocation of electricity sub station. Erection of a number of buildings ranging from 2 to 6 stories to create 114 units of temporary accommodation.

Ward: West Thornton

**6. Planning applications for decision (Pages 57 - 60)**

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

**6.1 19/04516/FUL Land to the South East of Croydon College, College Road, Croydon, CR9 1DX (Pages 61 - 130)**

Erection of five buildings ranging in height from 7 to 29 storeys to provide 421 residential flats (Use Class C3), flexible commercial space at ground floor of Building A (Use Class A1/A2/A3) and Buildings C and E (A1/A2/A3 and/or B1/D1 or D2) together with associated cycle parking, public realm and landscaping, basement car parking, refuse storage, servicing and access arrangements.

Ward: Fairfield

Recommendation: Grant permission

**7. Items referred by Planning Sub-Committee**

To consider any item(s) referred by a previous meeting of the Planning Sub-Committee to this Committee for consideration and determination:

There are none.

**8. Other planning matters (Pages 131 - 132)**

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

**8.1 Weekly Planning Decisions (Pages 133 - 244)**

This report provides a list of cases determined (since the last Planning Committee) providing details of the site and description of development (by Ward), whether the case was determined by officers under delegated powers or by Planning Committee/Sub Committee and the outcome (refusal/approval).

## **8.2 Planning Appeal Decisions (March 2020) (Pages 245 - 252)**

This report provides details of town planning appeal outcomes and the range of planning considerations that are being taken into account by the Planning Inspectors, appointed by the Secretary of State for Housing, Communities and Local Government.

### **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 Croydon Council's Planning Committee held on Thursday, 12 March 2020 at 6.30pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

### MINUTES

**Present:** Councillor Paul Scott (Vice-Chair);

Councillors Muhammad Ali, Jason Perry, Scott Roche, Ian Parker, Gareth Streeter, Felicity Flynn (In place of Toni Letts), Bernadette Khan (In place of Sherwan Chowdhury), Leila Ben-Hassel (In place of Joy Prince) and Caragh Skipper (In place of Chris Clark)

**Also**

**Present:** Councillor Margaret Bird, Councillor Steve O'Connell & Councillor Badsha Quadir

### PART A

48/20 **Apologies for Absence**

Apologies were received from Councillor Toni Letts for whom Councillor Felicity Flynn was in attendance as substitute; from Councillor Joy Prince for whom Councillor Leila Ben-Hassel was in attendance as a substitute; from Councillor Chris Clark for whom Councillor Caragh Skipper was in attendance as a substitute and from Councillor Sherwan Chowdhury for whom Councillor Bernadette Khan was in attendance as a substitute.

49/20 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 6 February 2020 be signed as a correct record.

50/20 **Disclosure of Interest**

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

51/20 **Urgent Business (if any)**

There was none.

52/20 **Development presentations**

There were none.

53/20 **Planning applications for decision**

The Chair announced that the agenda application items would be heard in the following order: Item 6.2 19/04441/OUT 10 Welcomes Road, Kenley, CR8 5HD, Item 6.1 19/03965/FUL 8 Coulsdon Road, Coulsdon, CR5 2LA, Item 6.3 19/04119/FUL 90A Higher Drive, Purley, CR8 2HJ and Item 6.4 19/02997/FUL 33A Smitham Bottom Lane, Purley, CR8 3DE.

The Chair reminded Members that motions would be heard as follows: the Members would deliberate on the application item presented, and all Members would then be given the opportunity to speak. Following this, the substantive motion (officer's recommendation) would be voted on, following a proposal and a second. Only if the vote to the substantive motion (officer's recommendation) fell, then would a motion to refuse/approve be considered.

54/20 **19/04441/OUT 10 Welcomes Road, Kenley, CR8 5HD**

Demolition of existing dwelling. Erection of 8 three/four storey dwelling houses (2 pairs of semi-detached properties and 4 terraced properties), provision of vehicular accesses, access road, parking areas, land level alterations and cycle storage.

Ward: Kenley

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

Ms Veronica Hempsey and Ms Jane Barrett spoke against the application.

Mr Martyn Avery, the applicant, spoke in support of the application.

Referring Ward Member Councillor Steve O'Connell spoke against 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 **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Muhammad Ali with the undertaking from officers that Reserved Matters application for landscaping be returned to a Committee before commencement of the works. This was seconded by Councillor Paul Scott.



The substantive motion was carried with six Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 10 Welcomes Road, Kenley, CR8 5HD.

55/20 **19/03965/FUL 8 Coulsdon Road, Coulsdon, CR5 2LA**

Demolition of the existing property and erection of six new apartments and 2 houses (houses to front Petersfield Crescent), with associated new access, parking, refuse and cycle stores and landscaping.

Ward: Old Coulsdon

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

*At 7:45pm, Councillor Caragh Skipper left the Council Chamber and returned to the meeting during the consideration of the application at 7:48pm and, in accordance with the Council's constitution, took no part in this item.*

Ms Lucia Briault spoke against the application.

Mr Matt Corcoran, the applicant, spoke in support of the application.

Referring Ward Member Councillor Margaret Bird spoke against the application.

Councillor Caragh Skipper announced that they would be abstain from voting on this application as they had not been present for the whole item.

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 **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Felicity Flynn with the modification of conditions to allocate parking bays to the ground floor flats through the use of a Car Parking Management Plan condition, that Condition 6 of the report was made a pre-commencement condition and that full details of access to the communal garden areas was made subject to condition to ensure there accessibility. This was seconded by Councillor Leila Ben-Hassel.

The substantive motion was carried with five Members voting in favour and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 8 Coulsdon Road, Coulsdon, CR5 2LA.

*At 8:26pm the Planning Committee adjourned the meeting for a short break.  
At 8:30pm, Councillor Jason Perry gave apologies and left the Committee.  
At 8:31pm the Planning Committee reconvened the meeting.*

56/20     **19/04119/FUL 90A Higher Drive, Purley, CR8 2HJ**

Councillor Bernadette Khan informed the committee that she owned a residence on Higher Drive. The Legal Representative advised the committee that Councillor Khan's residence was not directly impacted by the application, being some way from the application site, and that this was not a conflict of interest.

Demolition of the existing dwelling and erection of a four / five storey building comprising of 9 x 3 bedroom flats together with car parking, refuse store, internal bike store and landscaping.

Ward: Purley and Woodcote

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

Ms Jennifer Sener, on behalf of Foxley Resident's Association, spoke against the application.

Mr Edd Medicott, on behalf of the applicant, spoke in support of the application.

Referring Ward Member Councillor Steve O'Connell spoke against 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 **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Muhammad Ali with the modification of conditions to extend the protection of trees on the rear boundary from five to ten years, that access to the rear of the site was secure and that consideration was given to use of the Section 106 funding towards a car club or other sustainable travel measures. This was seconded by Councillor Felicity Flynn.

The substantive motion was carried with five Members voting in favour, three Members voting against and one Member abstaining.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 90A Higher Drive, Purley, CR8 2HJ.

57/20 **19/02997/FUL 33A Smitham Bottom Lane, Purley, CR8 3DE**

Demolition of existing dwelling and erection of a 2 storey building with accommodation within the roof space containing 1 x 3 bed, 6 x 2 bed & 2 x 1 bed apartments. Provision of associated parking, amenity space, cycle and refuse stores.

Ward: Purley and Woodcote

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

Mr Paul Upward spoke against the application.

Mr Barry Hillman, Agent for the applicant, spoke in support of the application.

Councillor Badsha Quadir, on behalf of referring Councillor Simon Brew, spoke against the application. Councillor Badsha Quadir informed the committee that his residence backed the application site and was directly affected by it.

The Legal Representative advised the Committee not to take into account Councillor Badsha Quadir's representations except in so far as they were repeating the referral made by Councillor Simon Brew.

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 **APPROVE** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Felicity Flynn. This was seconded by Councillor Muhammad Ali.

The substantive motion was carried with six Members voting in favour and three Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 33A Smitham Bottom Lane, Purley, CR8 3DE.

58/20 **Items referred by Planning Sub-Committee**

There were none.

59/20 **Other planning matters**

60/20 **Weekly Planning Decisions and Performance**

The report was received for information.

61/20 **Planning Appeal Decisions (February 2020)**

The report was received for information.

The meeting ended at 10.08pm

**Signed:**

**Date:**

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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.

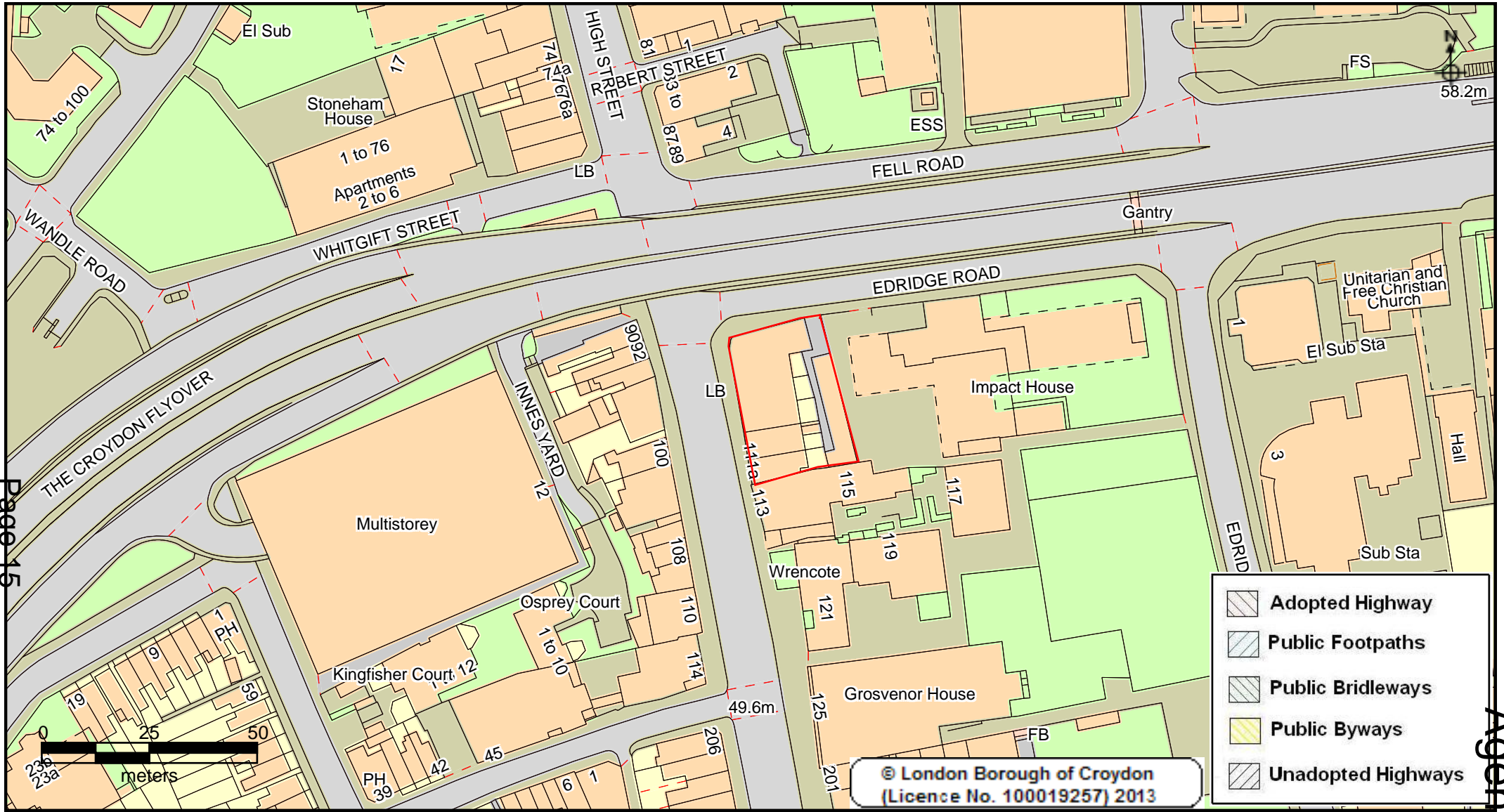
#### **5 BACKGROUND DOCUMENTS**

- 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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**PART 5: Development Presentations**

**Item 5.1**

**1. DETAILS OF THE DEVELOPMENT**

Ref: 18/05280/PRE  
Location: 103 to 111 High Street, Croydon, CR0 1QG  
Ward: Fairfield  
Description: Erection of 29 storey building, to provide 121 residential units, with commercial units at ground and mezzanine floor level which can be used as retail (A1)/ restaurant (A3)/B1(office) and with office (B1) at first and second floor levels.  
Drawing Nos: Pre-application pack  
Applicant: Leos North London Ltd  
Agent: Savills  
Case Officer: Barry Valentine

**2. PROCEDURAL NOTE**

- 2.1 This proposed development is being reported to Planning Committee to enable Members to view it at pre application stage and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional, and subject to full consideration of any subsequent application, including any comments received as a result of consultation, publicity and notification.
- 2.2 It should be noted that this report represents a snapshot in time, with negotiations and dialogue on-going. The plans and information provided to date are indicative only and as such the depth of analysis provided corresponds with the scope of information that has been made available to Council officers. Other issues may arise as more detail is provided and the depth of analysis expanded upon.
- 2.3 The report covers the following points:
- a. Executive summary of key issues with scheme.
  - b. Site briefing
  - c. Place Review Panel feedback
  - d. Summary of matters for consideration
  - e. Specific feedback requests

**3. EXECUTIVE SUMMARY OF KEY ISSUES WITH SCHEME**

- 3.1 The proposed development provides (subject to clarification surrounding ground floor B1 use), an appropriate mix of uses. The provision of 121 residential homes, of which 30% would be affordable at 60/40 split between affordable rent to intermediate, would form a clear public benefit.
- 3.2 Officer's consider that the site is a suitable location for a proposed tall building. The tower's height and general massing approach (subject to refinement in regards to

wind mitigation) officer's consider to be acceptable, carefully balancing this against the impact that it would have on the setting of heritage assets and potential detrimental impact that it would have on neighbouring properties' living conditions. Whilst the full package of public benefits is not known at this stage, and officers will keep this under review, we consider it would be possible for public benefits that are likely to emerge from the scheme to outweigh the likely harm to heritage assets.

3.3 The general design approach which features a podium that responds to the architectural language of the high street condition through its façade articulation and materiality, and a tower responding to the wider Croydon townscape, is an appropriate response. Officers acknowledge further refinement and greater clarity of detailing and materiality is necessary.

#### 4. SITE BRIEFING

4.1 103 to 111 High Street is located on the eastern side of the High Street, immediately adjacent to the Croydon Flyover. The site currently hosts a three storey 'L' shaped building.



Fig 1 – Site location plan with existing photos

4.2 The building is in mixed use with a combination of commercial and residential units. The uses with the building are understood to be as follows:

##### *Ground Floor*

103 to 105 High Street - A3 (restaurant) – 350 sq.m (including 80 sq.m basement level)

107 High Street - A1 (Hair Salon) – 99 sq.m

109 High Street - A1 (Retail) – 76 sq.m

111 High Street - A5 (Takeaway) – 72 sq.m  
111A High Street - A1 (Retail) – 57sq.m

*First Floor*

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

*Second Floor*

103 High Street - D1 (Laser Surgery)  
107 High Street - 2 X C3 (residential flats)

- 4.3 The site is located with the Croydon Opportunity Area in a secondary retail frontage within the Croydon Metropolitan Centre.
- 4.4 The application site is not located within a designated conservation area, nor is the building statutorily listed. The Central Croydon Conservation Area lies approximately 120m to the north of the site, Chatsworth Road Conservation Area approximately 230m to the east and a Local Heritage Area beyond the High Street 110m to the west.
- 4.5 The site has a Public Transport Accessibility Level of 6b (best). The site is located within Flood Zone 1, as defined by the Environmental Agency. The site itself is not modelled as being at risk from surface water flooding, but areas immediately adjacent to the site are, most notably 115 High Street that is modelled as being at high risk (1 in 30 years) from surface water flooding.

*Relevant Planning History*

- 4.6 Planning permission reference 17/00325/FUL was granted on the 25/04/2017 for the 'Construction of third floor and part conversion of first second and third floors to provide 2 one bedroom flats, 5 two bedroom flats and 1 three bedroom flats.' At the date of writing of this report, this planning permission has not been implemented, although it is understood that the applicant will implement this planning permission prior to the three year expiry date.

*Relevant Planning History for Adjacent Site*

*Impact House, 2 Eldridge Road*

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

*Proposal*

- 4.9 The proposal is currently as follows:

“Erection of 29 storey building, to provide 121 residential units, with commercial units at ground and mezzanine floor level which can be used as retail (A1)/ restaurant (A3) /office (B1) and with office (B1) at first and second floor levels.”

4.10 The scheme consists of a 29 storey tower located on a corner site fronting onto the High Street. The development features a three storey podium that occupies the majority of the site. At third floor level there is a smaller connecting element at the base level, which separates the podium from the 25 storey tower above.



Fig 2 – High Street Elevation

4.11 At ground floor level there are two commercial units which also have a mezzanine level, that are accessed directly from the High Street. It is proposed that these units could be used as either as retail (A1), restaurant (A3) or as an office (B1). The main entrance and lobby area to the residential tower, as well as entrance to the bicycle store is located within a recessed corner. To the rear accessed from Edridge Road is a ramp that gives access to four disabled car parking spaces and one car club space. The first and second floor levels feature six office units.



## 5. PLACE REVIEW PANEL FEEDBACK

- 5.1 An earlier version of the scheme went to Place Review Panel on the 21st March 2019. The conclusion of the panel was that the inclusion of a tall building within the scheme might be possible, however it will be very challenging given the constraints of the site. It was felt that the design of the building had many issues.
- The proximity of the proposal to the flyover is a significant constraint for the scheme in terms of noise and air pollution and it may not be appropriate to locate residential units within the lower storeys facing the flyover.
  - Locating the tower less than 5m distance from habitable rooms within Impact House is not supported.
  - The tower would have an unduly overbearing impact on the High Street and the Central Croydon Conservation Area.
  - The footprint of the site is too small for a building of the scale and height proposed.
  - It is recommended that the whole of the tower is set back from the edge of the footway.
  - The 2-storey glazed frontage facing the High Street is not supported because its materiality and scale is unsympathetic to the character of the High Street and there is uncertainty about the business-case and potential usage/users.
  - The residential entrance should be more celebrated and generous and the affordable housing and private housing entrances combined from the same main street entrance.
  - The rooftop amenity spaces require further definition to demonstrate they will not be unduly windy environments and be suitable for all ages of residents.
  - The elevational treatment requires further development to factor in costs, cooling requirements in summer, heat retention requirements in winter, window openings, mechanical ventilation and acoustic mitigation needs due to the proximity of the flyover.



*Fig 6- Images of PRP scheme from March 2019*

5.2 The scheme has progressed significantly from that PRP session, with key amendments being:

- Change in main tower shape from square to slanted rectangular form that creates greater set back from High Street. Greater separation and definition between the tower element and podium within the design. Development of an architectural language that responds better to its context and clearer relationship to Croydon.
- Podium level redesigned from large glass shopping mall approach to more defined levels that is more in keeping with high street character.
- Residential homes now located within tower element only, above the height of the flyover.

Greater prominence given to entrance by creation of recess and locating on the corner. Single entrance and lobby area for all residential tenures.

## **6. SUMMARY OF MATTERS FOR CONSIDERATION**

6.1 The main planning matters for consideration in a future submission are as follows:

- Land Use
- Design
- Impact on Neighbouring Properties Living Conditions
- Highway and Parking
- Other Considerations

## Land Use

### *Commercial Use Ground Floor*

- 6.2 The site is Secondary Retail Frontage within the Croydon Metropolitan Centre. The relevant permitted uses for the site are set out in DM4, and specifically within Table 5.3 of the Croydon Local Plan (2018). The relevant table is shown below

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

*Fig 7 -Extract from Table 5.3 of the Croydon Local Plan (2018)*

- 6.3 At present there is 574 sq.m of floorspace with an A use class at ground floor level, which would be reduced to 175 sq.m (loss of 399sq.m). There are no policies with Croydon Local Plan that prevents the loss of A use class floorspace in this location.
- 6.4 In principle the (re-)provision of retail (A1) and restaurant (A3) at ground floor level is in line with policy. In regards to potential office (B1) provision at ground floor level, it is unclear how the applicant will ensure that active frontage would be maintained and would not undermine the retail function of the frontage. The existing units on the site represent the only 'retail' elements within this frontage. This matter will need to be discussed with the applicant further, but officers consider that the complete loss of the ground floor floorspace to office would undermine the retail function of the frontage.
- 6.5 The applicant has previously mentioned an alternative type of office provision, based on co-working similar to Tomorrow on the high street (<https://www.tmrw.co/>), which is just north of the High Street. Whilst officers are open to the idea of exploring alternatives, insufficient details have been submitted to date on how this would work.
- 6.6 Six office units (B1) are proposed at first and second floor levels with a total of 1000sq.m of floorspace. The Croydon Local Plan supports the provision of office in this location i.e. within the Croydon Metropolitan Centre and on upper floors. The Croydon Local Plan (2018) requires mixed use developments to include a level of office floorspace proportionate to Croydon's role as an Outer London Office Centre. Paragraph 5.28 of the Croydon Local Plan (2018) states that 'Office floor space provision within a scheme will also be considered against the complexion and merits of the other uses proposed'. Officers consider that the proportion of office floorspace is reasonable, and that this use is a logical response to the site given there is a practical rationale behind not locating residential units on lower floors due to the proximity of the flyover.

### *Community Use*

- 6.7 The lawful planning use of parts of the first and second floor levels is understood to be as two D1 units that were last in use as an eye surgery and a laser hair removal; both are currently vacant. Planning permission reference 17/00325/FUL granted the change of use of the two D1 units to residential (C3). This was acceptable as the existing D1 uses had a high commerciality to them, and as such were not considered



to be true community facilities, which the policy was intended to protect. On this basis, and given that the relevant planning permission remains extant (and may be technically commenced in due course), the loss of the two D1 units is not considered by officers to be contentious.

*Residential Use*

6.8 The London Plan (2016) sets a minimum ten year target for the borough of 14,348 new homes over the period of 2015-2025. The Croydon Local Plan (2018) sets a minimum twenty year target of 32,890 over the period of 2016 to 2036. The emerging New London Plan appears to be close to adoption, and is expected to be in place when the application is determined. The Mayor in his Intend to Publish New London Plan proposes a ten year housing target of 20,790 homes for Croydon. The proposed development would create additional residential homes that would make a contribution to the borough achieving its housing targets.

6.9 Policies SP2.4 and 2.5 of the Croydon Local Plan (2018) set out that a minimum of 50% of units must be secured as affordable housing on sites of ten or more homes. Policy seeks a 60:40 tenure split between affordable rented homes and intermediate (including starter) homes, unless there is agreement between Croydon Council and Registered Provider that a different tenure split is justified. The split seeks to provide a range of housing types to help ensure the creation of mixed and balanced communities. The applicant has stated that the proposed development is targeted to deliver 30% affordable housing, at a 60:40 split between affordable rented and intermediate units. These units would be located on the lower levels of the building. Whilst at this stage no viability data has been submitted to the council for review, officers are supportive of the proposed mix. The current tenure mix of the development is as follows:

**Table 1: Initial Proposed Tenure Mix (by habitable rooms)**

Type	No. Market	No. Affordable		Total
		No. Intermediate	No. Social Rent	
1 bedroom	114	12	8	134 (37%)
2 bedroom	42	21	12	75 (21%)
3 bedroom	95	10	20	149 (42%)
4 bedroom	-	-	24	
Sub-total	251 (70%)	43 (40%)	64 (60%)	
		107 (30%)		
<b>TOTAL</b>		<b>358 (100%)</b>		

Fig 8 –Initial proposed tenure mix table

*Housing Mix*

6.10 SP2.5 states the Council will seek to ensure that a choice of homes is available in the borough, which will address the borough’s need for homes of different sizes. Policy DM1 of the Croydon Local Plan (2018) requires developments in a central setting with a PTAL of 4, 5, 6a or 6b to have 20% of the units as three bedroom or larger. At present 42% of the units would be three beds or greater, exceeding the policy standard. The provision of family homes is supported.

*Quality of Residential Units*

- 6.11 All of the proposed residential units meet minimum floorspace standards set out in the London Plan (2016). The Mayor of London Housing SPG advises that developments should minimise the number of single aspect dwellings, and that north facing units should be avoided. North facing is defined as having an orientation less than 45 degrees either side of north (i.e. between north west and north east).
- 6.12 The applicant has provided two typical floorplans. One floor plan that contains five units (3 X1B2P, 1 X 2B 3P and 1 x 3B 5P) and one with four units (1 X 1B2P, 1X 2B3P, 1 X 3B5P, 1X 4B6P). Of the two floorplans all but one of the eight unit types would be dual aspect, with the exception being one of the 1B2P units on the five unit floorplan. However, this unit type is not north facing (faces West). All key habitable rooms are served by generous sized openings, and as such likely to receive good levels of light and outlook. The floorplan of the tower has been designed as far as reasonably possible to respond to the sites constraints, most notably the flyover and western elevation onto Impact House, to ensure good amenity conditions within the units. Residential units are located at 4<sup>th</sup> floor level upwards, which is above the height of the flyover, thus reducing its impact on units living conditions. In regards to the elevation adjacent to Impact House, the applicant has placed bedrooms here, giving primacy in terms of light/outlook to living/kitchen/dining rooms where residents are most likely to spend their time. The main central core has also been located here as it is less dependent on light and outlook, which also helps protect the privacy of residents in Impact House.
- 6.13 It is understood all units would have private amenity space in line with policy standards either in the form of a terrace or winter garden.
- 6.14 Policy DM 10.4 of the Croydon Local Plan (2018) states that major developments must provide a minimum of 10sq.m per child of new play space, calculated using Mayor of London's Population Yield Calculator. Neither the Croydon Local Plan nor the emerging New London Plan specifically excludes this being provided as internal space, although there are some indirect allusions to it being external, through use of words such as Open or incorporation trees/greenery. The Mayor's 'Shaping Neighbourhoods: Play and Informal Recreation SPG (September 2012) states that dedicated play spaces are 'Spaces where play is identified as one of the prime functions'.
- 6.15 The applicant has calculated that the development would result in total child yield of 43.6 children, and therefore the development would need to provide 436.1sq.m of child playspace. It is proposed that there would be 457.1sqm of dedicated play space (both internal and external areas) for younger children. Further details of how these areas will be designed to ensure they meet the definition of dedicated play space is required.
- 6.16 Given the site's location in close proximity to the flyover, as well as several bars/clubs and restaurants (to ensure compliance with Agent of Change Policy in emerging New London Plan), the applicant will need to demonstrate that the units have a high standard of sound insulation and adequately designed so as not to impact operation of existing and potential future uses within the area.

- 6.17 It is understood that 11% of the units would meet M4 (3) 'Wheelchair User Dwellings' and the remaining units would be M4 (2) 'Accessible and Adaptable', in line with policy requirements.
- 6.18 Officers are confident that the scheme is progressing well and can provide good quality accommodation for the future occupiers.

### Design

#### *Principle of Tall Building*

- 6.19 Croydon Local Plan (2018) Policies SP4 and DM15 are the relevant policies in regards to the consideration of tall buildings. The site is located within the Croydon Opportunity Area and in an area of high PTAL, and therefore in principle would be one that tall building developments could be considered acceptable and potentially encouraged.
- 6.20 The Croydon Opportunity Area Framework identifies that the site is in an 'Edge Area'. Edge areas are more sensitive. Whilst there is still scope for some tall buildings in these 'Edge areas', not every site may be suitable due to their impact on sensitive locations, townscape and views. It is worth noting in regards to the sensitivity of the site, that the opposite side of the high street is defined as being in an 'Outer Area'. From the work done to date as set out below, Officers are comfortable that this is a location which can in principle support a tall building.

#### *Impact on Heritage and Views*

- 6.21 The applicant has undertaken some initial testing of massing and views through VuCity. Further and more rigorous wireline and rendered views will be required upon application. For the purpose of this report, only those heritage assets that would be most impacted or are of greatest importance are discussed.
- 6.22 The Minster is a Grade I listed building of extremely high historic and architectural interest and community value, being the medieval parish church for Croydon. Rectory Grove is one of a limited number of viewpoints where the full elevation of the tower can be appreciated. From Rectory Grove, in the views provided it indicates that the development would be visible from certain angles and position to the sides of the Grade I listed Minster, but would not rise above its roof level, nor within the pinnacles of the tower. Impacting of the silhouettes of the Minster would cause harm to Grade I listed Minster.



Fig 9 – Vu City model shots from Rectory Grove

6.23 To the south, Wrencote is a Grade II\* listed building on the High Street in close proximity. It is one of few 18<sup>th</sup> century buildings surviving in the town centre, and retains its integrity and displays high quality architecture. It is now largely surrounded by modern development of much greater scale, which provides a context that emphasises the townscape evolution of the area. To the north however, the majority of development is of lower scale and does not dominate the listed building. The proposed development would alter this, resulting in a dominant height and massing which would cause harm to the setting of the listed building.

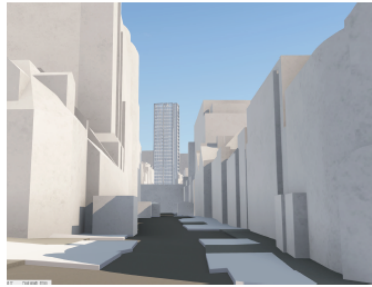


*Fig 10- CGI of proposed development looking North with Wrencote in foreground*

6.24 The Grade II listed Town Hall and Clocktower complex date to the late Victorian period, reflecting the borough's civic ambitions. The buildings are of high architectural quality and the Clocktower forms a designated local landmark. The development would largely be hidden behind the existing roof form of the Town Hall. The exception to this is from limited views in the gap between the main building and part of the building containing the Clockwork Café. The development would also be increasingly visible if the public square were to come forward that forms part of the Queen's Square development (currently being considered as a pre-application) that has come before committee at pre application stage. The proposal would cause harm to the setting of the listed building

6.25 Central Croydon Conservation Area is the commercial and civic heart of Croydon, in which medieval street pattern – including Surrey Street and High Street – largely survives. The most significant impact to the Central Croydon Conservation Area would be from key views along Surrey Street and High Street. From the Surrey Street view the development would form a prominent centre point of this view, and as such would significantly alter it. Although it should be noted that this setting has already been impacted by the Leon House development (which has a resolution to grant), although the proposed is higher, closer and more centrally positioned. The proposed would therefore have a more dominating impact on the setting of this conservation area.

3.10 View 7 (render)  
Church Street, outside Savers, looking south-east



3.8 View 5 (render)  
North End, outside Hospital of the Holy Trinity, looking south



Fig 11 – Vucity model shot from High Street adjacent to Almshouses

6.26 In conclusion the proposed development would cause heritage harm to the setting of the Grade I Listed Minster and to Grade II\* Listed Wrencote. There would be some harm to setting of other listed buildings, notably the Grade II Town Hall. There would also be harm to the character and appearance of adjacent conservation areas, most notably to views along Surrey Street within Central Croydon Conservation Area. Development should seek to avoid or minimise harm to the setting of heritage assets, and any harm caused requires clear and convincing justification. In order to be acceptable and to outweigh the harm caused, the development would need to provide significant public benefits. It should be ensured that the public benefits of the scheme are sufficiently powerful to outweigh the identified harm. The full extent of public benefit is still being worked through with the applicant.

#### *Height/Massing Approach*

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



*Fig 12 – CGI looking south of proposed development*

- 6.28 The site is located within an emerging cluster of taller buildings within the Edge Zone to the south of the Mid Town Masterplan. Initial concerns were raised by Officers and PRP earlier in the pre application process that a tall building in this location would be challenging for both townscape and streetscape conditions. However extensive design work and view testing has led to reductions in the tower footprint, stepping back the building in plan to improve the relationship of the tower to the High Street and within key townscape views. These improvements, balanced alongside the provision of C3 housing (with 30% affordable on a policy compliant 60:40 basis), mean the massing is now considered (subject to further wind testing consideration) appropriate.
- 6.29 One significant massing point is wind impact. Policy requires development not to cause adverse wind conditions within the development and on surrounding streets. From initial testing provided by the applicant, further changes to the massing are likely to be required to allow acceptable impacts. The tower floorplate changes suggested within the applicant's wind report are shown below in red, with the current floorplan shown in black. This is an area of significant concern that must be addressed before the mass is agreed and taken forward. This will also impact on the elevational design below.

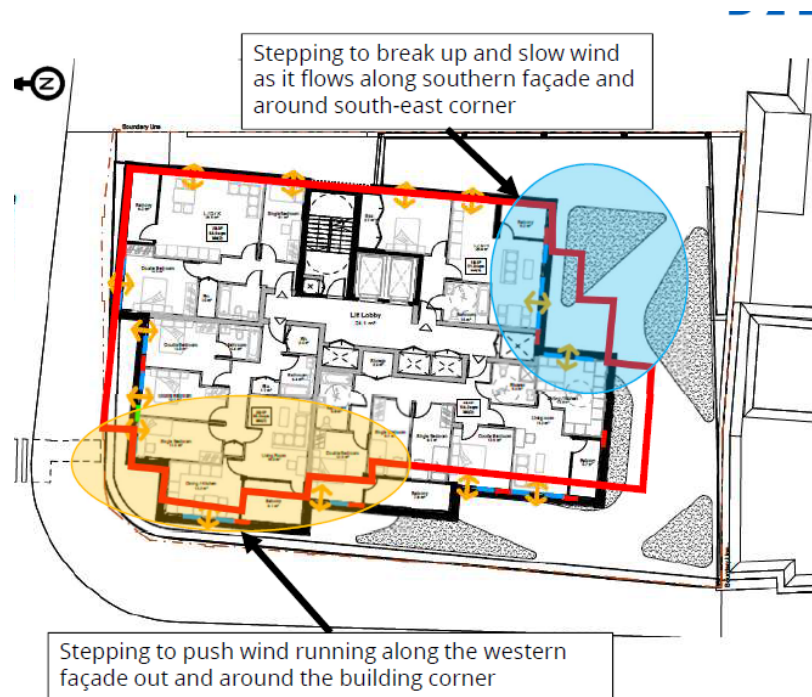


Fig 13 – Extract from applicants initial wind assessment

### *Elevational Design*

- 6.30 The concept for the scheme is to create a building of two elements which are visually distinct but related through form - a podium responding to the architectural language of the high street condition through its façade articulation and materiality, and a tower responding to the wider Croydon townscape. A starting point for the design approach for the tower was to seek to draw upon and articulate a contemporary reinterpretation of the mid-century heritage of Croydon in its expression. Officers have worked with the applicant to ensure this is articulated robustly on the façade both in form and materiality, and is distinct from surrounding design approaches to give the building its own identity within this cluster.
- 6.31 The elevational concept has taken particular inspiration from the uniform gridded articulation of neighbouring Leon House whilst evolving its principles to create a domestic and crafted residential typology which reflects the mid-century heritage. Each elevational plane is visually outlined by a bold frame with the finer grid articulation within. The framing helps to provide visual slenderness and macro articulation. The grid is recessed within the frame and expressed as thin structure elements. Each grid module has a uniform response to form. The current design uses interlocking fins in a herringbone form to create areas of solid which surround standard openings for fenestration or balconies. Officers are supportive of the principle, however the exact articulation of the grid module requires further development to ensure its visual simplicity, an underlying principle of the mid-century heritage, alongside providing a robust façade strategy for the long term.



Fig 14 – Leon House reference point in design of development

- 6.32 Both at a macro and micro scale the continued development of depth, angled and faceted forms within the façade will complement the subtle neutral tones of the proposed materials by adding texture through light and shadow.

#### *Public Realm*

- 6.33 The corner site offers limited opportunity to provide additional space for public use in front of the building with continuation of the predominant building line by the podium desirable for the high street setting and given the limited depth of the site, as well as proximity to Impact House. The ambition of the proposal is to improve the quality of the existing space through continued activation of building frontages and a highly visual residential entrance located on the corner, expressed by cutting the building line back at ground floor level to provide additional space and legibility. The use will be complemented by high quality design of facades with added texture at lower levels which form part of continuing discussions on materials and design. Officers are also in discussions to secure improvements to the pavements adjacent to the site and upgrades to the zebra crossing point on Edridge Road.

#### Impact on Neighbouring Properties Living Conditions

##### *Sunlight and Daylight*

- 6.34 In terms of Vertical Sky Component (see Appendix 1 for BRE guidance terms), there are 135 windows within Impact House which do not comply with BRE Guidance. In addition 1 window fails within 90 High Street, 2 within 92 High Street, 3 windows within 94 High Street, 10 windows within 96 to 96 High Street, 5 windows within 100 High Street, 5 windows within 106 High Street, 6 windows within 108 High Street and 1 within 108A High Street.
- 6.35 BRE guidance recognises that in urban environments it can be difficult to achieve VSC of 27% (the standard target). It advises the following:
- “These values are purely advisory and different targets may be used.....for example, in a mews in a historic city centre, a typical obstruction angle might be close to 40 degrees. This would correspond to a VSC of 18%, which could be used as a target”
- 6.36 With this reduced target, 74 windows would fail, 58 of which are located within Impact House. The distribution of these failures are shown below.



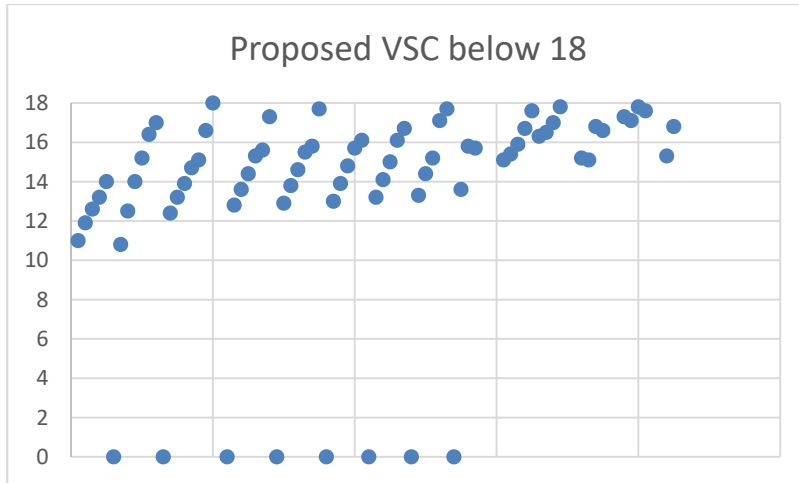


Fig 15 – Distribution of VSC scores below 18%

6.37 In terms of VSC ratio reductions, of the 74 windows that has a VSC of below 18, 53 of these failures are classed by Officers to be minor, with a ratio reduction up to 40%, 13 considered to be moderate failures with a ratio reduction up to 60% and 8 major failures with a ratio reduction greater than 60%. All moderate failures are located on Impact House and on 96 to 98 High Street, whilst all major failures are located on the western flank wall of Impact House. These are highlighted in the images below (fig16).



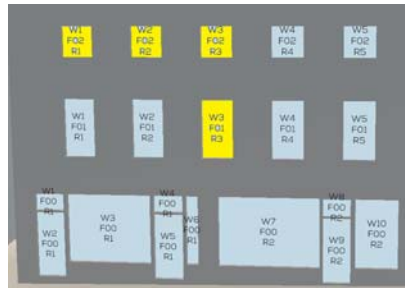


Fig 16 – Location of Moderate Ratio Failures on Impact House and 96 to 98 High Street



Fig 17 – Location of major VSC ratio failures on Impact House

6.38 In regards to these major failures, Impact House was converted from office space to residential units under Prior Approval (ref 15/02723/GPDO), with exception of the sixth to eighth levels of the eastern and western wings, which were added under planning permission (ref 16/04750/FUL). Under the relevant permitted development regulations daylight and sunlight amenity is and was not a valid consideration. Additionally, the developer of this site appears to have given little consideration to protecting the amenity of future residents of their scheme by considering the future development of neighbouring sites when designing their layout. The placing of habitable bedroom windows on a secondary flank elevation whose only source of light is over neighbouring land, and from windows which are unneighbourly by virtue of their close proximity to the boundary, is poor design. So whilst the impact of the proposed development on the light and outlook of bedrooms within Impact House is extremely high, it is not considered appropriate to limit the development potential of this site on this basis.

6.39 In regards to the major VSC failures on the sixth to eighth floor within Impact House, the layout of these affected units is a more appropriate design response than the permitted development scheme, with the relevant windows being a secondary window to a larger living/kitchen/dining room. Given that good sunlight/daylight and outlook would still remain out of the main rear window, the impact of the development on these units would be acceptable.

6.40 In regards to minor ratio failures on Impact House (and in part responsible for middling teens scores in terms of VSC on other windows). With exception of the

ground floor windows, these windows are partially impacted by the projecting wing of Impact House which restricts the daylight condition. The BRE state that *“a larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it...so that it is obstructed on both sides”*. The existing architectural design of Impact House is a contributing factor to its receipt of daylight. In regards to the windows located on ground floor, the final two windows will retain a VSC of 12.6% and 13.2% which is considered to be an acceptable level of VSC given that their location and given they are already heavily obstructed. In regards to the moderate VSC failures to 96 to 98 High Street, it is understood that the affected rooms at second floor level are bedrooms, and from streetview it appears that the window at first floor level is obscurely glazed, possibly servicing a bathroom. Giving weight to the benefits provided by the development, the impact of the development on these windows is considered justifiable.

- 6.41 With regards to Daylight Distribution to the rooms (NSL) 182 of the 202 (90.1%) rooms assessed remain BRE compliant. Of the remaining 20 rooms seven are Living Kitchen Dining rooms and 13 are bedrooms. The Living Kitchen Dining room's all retain in excess of 70% and as such are minor fails. With respect to the bedrooms, eight retain between 33.1-43.9% NSL. These bedrooms are partially impacted by the inherent design of the building given their location next to the projecting wing. The final five bedrooms are served by windows closest to the scheme on the western flank elevation of Impact House. Given that the most impacted windows in terms of NSL are bedrooms, and these are rooms less light sensitive due to the intended nature of their use, the impact in terms of NSL would be acceptable.
- 6.42 In terms of sunlight, of the 227 windows relevant for assessment 217 (95.6%) are BRE compliant. Of the remaining 10 windows, nine are located on the flank elevation adjacent to site. The final window experiences a 25.8% reduction in APSH and retains 23%, only marginally below BRE guidelines. The impact in terms of sunlight is justifiable.

#### *Outlook and Sense of Enclosure*

- 6.43 In general, and with exception of the windows on the western flank elevation of Impact House closest to development, very good separation distances of over 18m would be maintained ensuring good outlook would be maintained for neighbouring properties.

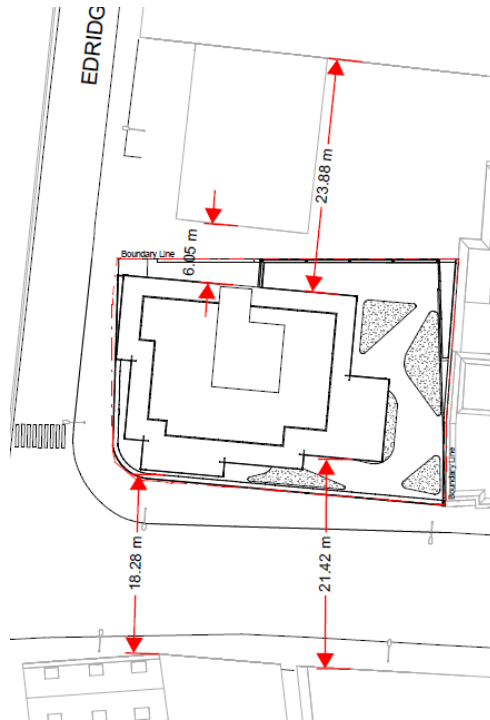


Fig 18 – Separation distances to neighbouring properties

### Privacy

6.44 In general the scheme has been designed to reduce the impact of the development on neighbouring privacy through the appropriate placement and angling of windows. Similarly terraces to residential units are appropriately located such that any view of neighbouring windows would be at significant distance or at obtuse angles. Some further thought and consideration will need to be given on the design and location in regards to podium level amenity space and the terraces serving the commercial units, to prevent development having unneighbourly relationship in terms of both noise disturbance and privacy.

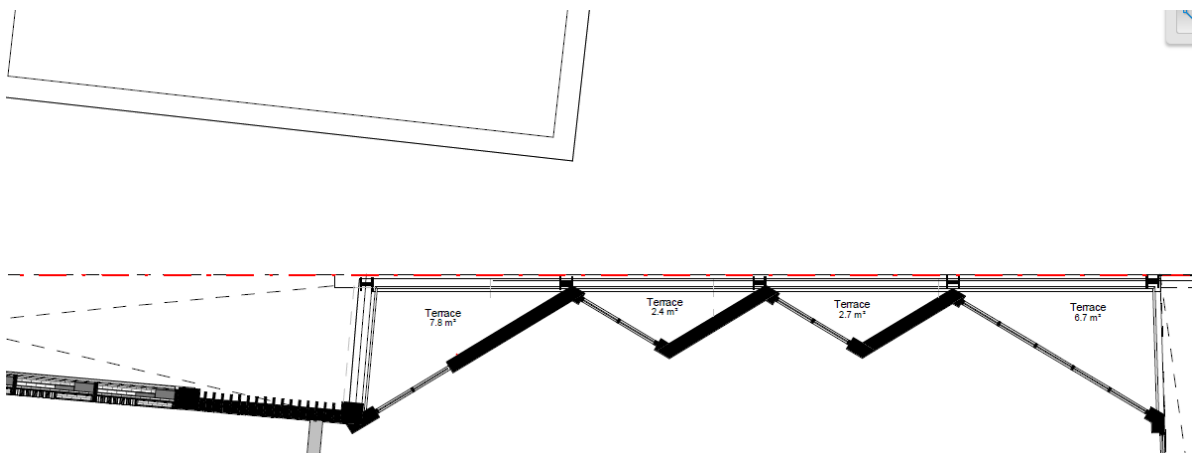


Fig 19 – Showing proposed balconies serving commercial properties relationship to Impact House

### Noise

6.45 The impact of noise activity from any commercial activity will need to be considered as the applicant develops the scheme, although given the existing uses and the site's location, it is likely to be possible to resolve this through small scale measures and

conditions. The noise levels from any air handling units, mechanical plant or other fixed external machinery will also be expected not to increase background noise levels when measured at the nearest sensitive residential premises. In effect, this means the noise levels from any new units will need to be at least 10dB below existing background noise levels. In terms of light pollution, the development will be expected to comply with guidance contained within '*Guidance Notes for the Reduction of Obtrusive Light GN01:2011*'.

#### Highways and Parking

- 6.46 The proposed development would be car free, with the exception of four disabled parking spaces, and one car club space. Cycle parking would be provided in line with London Plan standards at ground floor level. A distinct route from the cycle store to the High Street has been designed into the scheme to ensure that sustainable modes of transport are appropriately promoted within the development.
- 6.47 Officers have raised concerns regarding how the development would be serviced, which includes refuse, from the street, which is not ideal given the nature of surrounding roads and need to promote high quality pedestrian environment. Discussion will continue with officers through the pre-application process.

#### Other Considerations

- 6.48 There are no trees on the site, nor on the street or on neighbouring land. Given the characteristics of the site and its location, there is considered no possibility for tree planting at ground floor level. No details have been submitted of landscaping arrangements of podium level. This will be part of on-going discussion, alongside the need for biodiversity enhancements.
- 6.49 London Plan Policy 6.3 requires Construction Logistics Plans to be secured. London Plan Policy 7.15 concerns the reduction of noise and enhancement of soundscapes. London Plan Policy 7.21 seeks to improve air quality. Croydon Local Plan Policy SP6.3 requires development to positively contribute to improving air and water quality by minimising pollution. Policy SP8.4 states that major development proposals will be required to be supported by transport assessments, travel plan and construction logistic plans. Croydon Local Plan (2018) Policy SP6.4 states that the Council will seek to reduce flood risk and protect groundwater and aquifers. Policy DM25 provides the Council's detailed requirements in relation to drainage and reducing flood risk.
- 6.50 All major developments are required to provide a Flood Risk Assessment (FRA). This will need to consider all sources of flooding and suggest appropriate mitigation measures. A Sustainable Urban Drainage System (SUDS) strategy will also be required so that the development can achieve greenfield runoff rates
- 6.51 Major residential schemes are required to meet Zero carbon. Non-residential buildings should achieve a 40% carbon dioxide emissions reduction over the Target Emissions Rate (TER) set out in the Building Regulations (2010). The London Plan Sustainable Design and Construction SPG (2014) sets out that this is broadly equivalent to a 35% reduction over the 2013 Building Regulations Part L, which is the

most up-to-date standard. New build non-residential developments of 500 sq.m or above will be expected to achieve a minimum of BREEAM Excellent

6.52 A draft An Air Quality Assessment, prepared by Plowman Craven has been recently submitted and is in the process of being reviewed. An important part of the design is ensuring good air quality conditions within the units, especially given the proximity of the flyover.

6.53 At this stage it is envisaged that planning obligations will be required to mitigate the impacts. Discussions are forthcoming in relation to the heads of terms, but it is anticipated that these would include the following:

- Affordable housing (on site)
- Affordable housing review mechanisms (early and late stage)
- Employment and Training (construction and operational)
- Air Quality
- Zero carbon off-set
- Securing potential links to district heating
- Car club (provision and membership)
- Travel Plan
- Car permit restrictions
- Public Realm improvements
- Highway works

## **7 SPECIFIC FEEDBACK REQUEST**

7.1 In view of the above, it is suggested that Members focus on the following issues:

- The principle of a tall building in this location;
- The level of affordable housing;
- The likely harm that will be caused to heritage assets and whether the development provides sufficient public benefits to outweigh any such harm;
- The likely impact on neighbouring living conditions and whether the benefits of the development outweighs the impact;
- Whether the proposed design direction is an appropriate response to its context which successfully balances its location on the High Street, whilst at the same time appearing a coherent part of Croydon's emerging skyline; and
- Any other matter that members would like to see developed as part of the proposal.

## Appendix 1: BRE Guidance Terms

### Daylight to existing buildings

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

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

### Sunlight to existing buildings

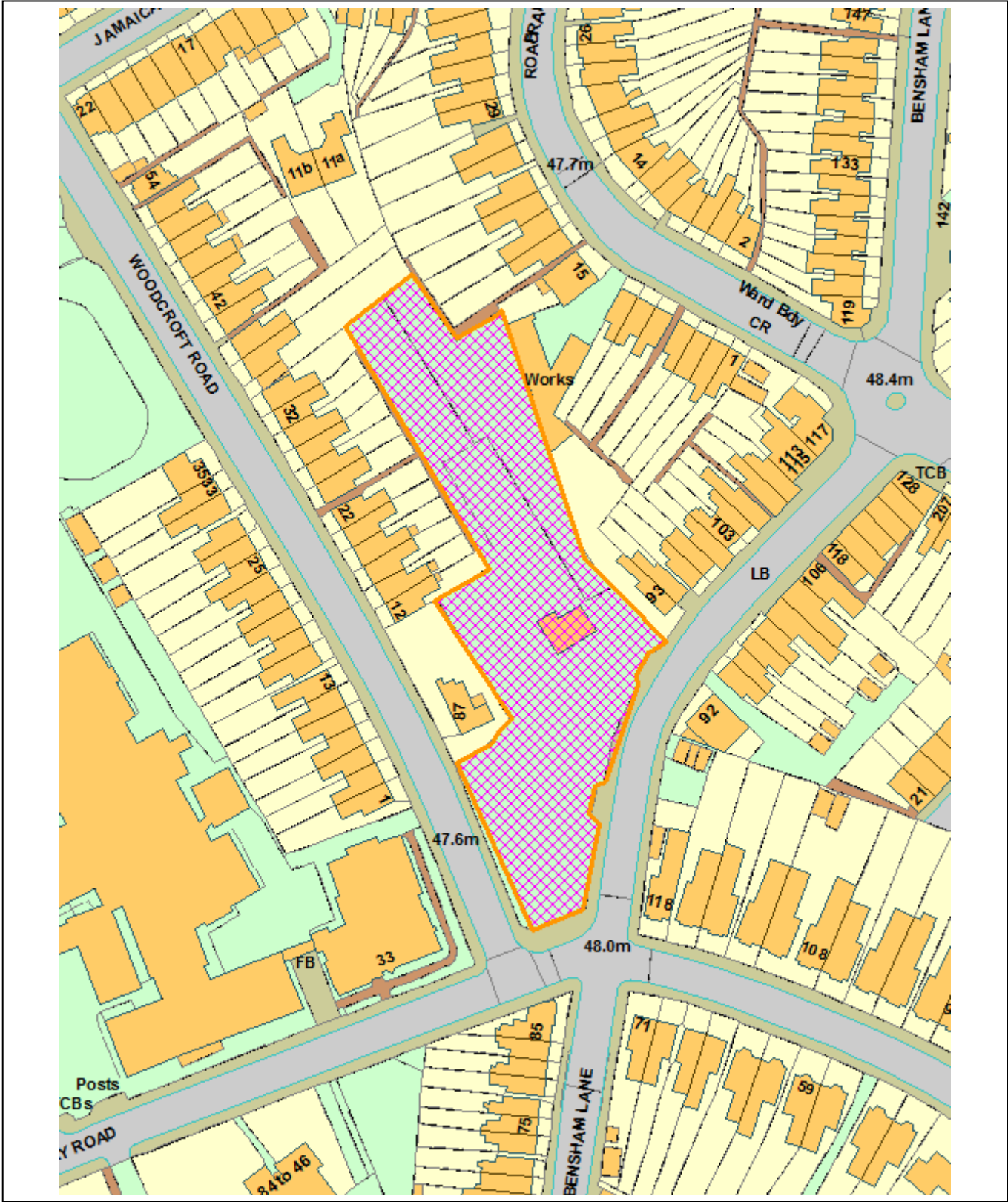
The BRE Guidelines stipulate that the sunlight of an existing window may be adversely affected if the centre of the window:

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

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

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## 1 DETAILS OF THE DEVELOPMENT

Ref: 19/05345/PRE  
Location: Former Hospital Car Park, Land Adjacent to 93 93 Bensham Lane, Thornton Heath, CR7 7EU  
Ward: West Thornton  
Description: Redevelopment of car park site and relocation of electricity sub station. Erection of a number of buildings ranging from 2 to 6 stories to create 114 units of temporary accommodation  
Drawing Nos: TBC  
Applicant: Social Capital Partners Ltd  
Agent: DP9 Ltd  
Case Officer: Paul Young

1.1 This pre-application report aims to provide Members with sufficient information for effective engagement with the scheme, and covers the following points:

- a. Executive summary
- b. Site and surroundings
- c. Proposal
- d. Place Review Panel feedback
- e. Material planning considerations
- f. Specific feedback requested
- g. Procedural matters

## 2 EXECUTIVE SUMMARY

2.1 The scheme proposes the redevelopment of the car park site and the relocation of the existing sub-station building to facilitate the erection of a number of buildings ranging from 2 to 6 stories to create (circa) 114 units of temporary accommodation, with associated internal and external communal and amenity areas. A flexible community/cafe ground floor use (circa 170m<sup>2</sup>) is also proposed along with associated public areas at the southern tip of the site which extends along Bensham Lane.

2.2 The scheme has developed through a series of pre-application meetings between including consideration by the Place Review Panel (PRP) on the 5<sup>th</sup> March. A summary of the Panel's feedback is provided in section 5 of this report.

2.3 Discussions so far have focused on the distribution of scale/bulk/height across the site, the design approach to the development and its visual relationship between the development and surrounding developments (including the locally Listed building), how to best meet the needs of the residents (in terms of services, management, quality of accommodation etc) and the proposed community space and surrounding public and private amenity areas – thier size, management, functionality and how this can be optimised.

2.4 The views of members are sought on the proposals, with particular regard to the issues mentioned above (in paragraph 2.3).

### 3 BACKGROUND

#### Site and Surroundings

3.1 The site comprises a former car park (area of 0.45ha) which (until recently) served the nearby Croydon Hospital. It is currently comprised mostly of hardstanding, although a small electricity sub-station building lies close to the vehicular entrance to the site (near 93 Bensham Lane).

3.2 Immediately to the west of the site, on the opposite side of Woodcroft Road, lies number 33 Mayday Road, an attractive 2/2.5 storey locally Listed building. The majority of the other nearby properties (along Bensham Lane and Woodcroft Road) comprise modest 2 storey terraced dwellinghouses.

3.3 The site is irregularly shaped, but given its siting is visible from a number of surrounding roads, including Bensham Lane, Mayday Road, Woodcroft Road and Lodge Road.

#### Constraints

3.4 The site is allocated (site 499) in the Croydon Local Plan (2018) for the following:

*“Consolidation of the Hospital uses on a smaller area of the site with enabling residential development on remaining parts subject to there being no loss of services provided by the hospital in terms of both quantity and quality.”*

3.5 This Policy is pasted below:

499: Croydon University Hospital Site, London Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area	
Thornton Heath	CR7 7YE	8.17ha	Various hospital and medical associated buildings along with a staff car park on Bensham Lane	Urban	Medium	Industrial Estates; Large buildings with well defined building line and adjacent to other buildings; Medium rise blocks with associated grounds; Retail Estates & Business & Leisure Parks	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Number of homes
Consolidation of the hospital uses on a smaller area of the site with enabling residential development on remaining part subject to there being no loss of services provided by the hospital in terms of both quantity and quality		In order to fund improvements to the existing hospital buildings residential development on part of the site may be required. This option is dependent on their being no loss of services provided by the hospital both in terms of quantity and quality.			2021 - 2026	Site is part of a partners' Estate Strategy	77 to 290

3.4 The site has a Public Transport Accessibility Level of 3 (moderate), and lies within an area with a 1 in 100 year (medium) risk of surface water flooding. It lies within, and is surrounded by, controlled parking zones and various other parking and waiting restrictions.

## Planning History

- 3.5 There is just one relevant recent planning application relating to the site and this is outlined in the table below:

Reference	Description	Decision	Date
18/05857/OUT	Re-development of the existing car park to include the erection of a four/five storey flatted block to provide 37 units and the erection of 16 houses ranging from two/three storeys (53 residential units to be provided across the site). Associated car parking and access, landscaping, children's playspace/communal amenity area, cycle and refuse storage. (Access, Layout and Scale Only)	Application Withdrawn	28.02.2019

## 4 PROPOSAL

- 4.1 The application proposes the redevelopment of car park site and the relocation of the existing sub-station building to facilitate the erection of a number of buildings ranging from 2 to 6 stories to create (circa) 114 units of temporary accommodation. Around 31% of which would be 1 beds (35 units), 53% would be 2 beds (61 Units), and 16% would be 3 beds (18 Units).
- 4.2 The proposed units are specifically designed to be temporary homes for the homeless (referred to as "Stage 1" accommodation) before more permanent accommodation can be found/allocated (referred to as "Stage 2" accommodation). They are not intended for any other use, and therefore they would fall within the 'sui generis' planning use class (NOT C3 like standard residential units)
- 4.3 Internal ground floor communal areas providing laundry facilities and study areas would also be provided for these units (circa 174m<sup>2</sup>) along with semi-private landscaped/amenity areas to the rear (north of the site) – circa 1000m<sup>2</sup>.
- 4.4 An adaptable community/cafe ground floor use (circa 170m<sup>2</sup>) is also proposed along with associated public areas at the southern tip of the site which extends along Bensham Lane.
- 4.5 The applicant is a private developer seeking to enter into a lease with the Council's Housing department. This lease will see the developer constructing the development, leaving the Council to rent (at a discounted rate) and manage the resulting accommodation for a period set out in the lease (eg 50 years). The lease will also provide the Council with an option to purchase the land for a nominal fee at the end of the lease period.

4.6 Owing to the above, Council Housing Officers have therefore been feeding into the application prior to, and during, the planning pre-application process to help ensure it meets the needs of the intended occupants.

## **5 PLACE REVIEW PANEL (PRP) RESPONSE**

5.1 The scheme was presented to PRP on 5<sup>th</sup> March 2020.

5.2 At the time of writing this report, the minutes of this meeting had not been written/finalised. However, an overview of the issues/points raised by the panel is as follows.

5.3 The panel is supportive of the principle of the development, and recognises the importance of substantially improving Croydon's provision of Stage 1 Temporary Accommodation.

- The panel considers that consultation with occupants is needed to gain a better understanding of the general experience of a resident, especially the arrival experience. As a result of this, the proposed joint/combined arrival may need revision to provide privacy at the point of arrival. The panel also recommended more thought be put into the arrangement/function and size of the lobbies/internal circulation spaces in the L-shaped core building, as they seem long and narrow at present.
- Panel stresses that due to large numbers of young occupants/children, the amount and surveillance of external and internal communal spaces is important, and needs further consideration.
- Whilst recognising the desire for high quality landscape design, the panel considers that the overall landscaping strategy is overcomplicated in terms of functionality at present. The panel questions the design of the public realm facing Bensham Lane.
- The panel suggest the design team explore an option where the central amenity space is more protected through a courtyard form.
- The panel is more supportive of the option for increased massing to front part of building facing Lodge Road and for an associated reduction in stories/height on the L-shaped core building (from 6 to 5 stories), subject to articulation in response to the Locally Listed building.
- The panel considers that the visual approach moving South from Woodland Road is stark due to the rapid increase in height from 2 to 6 stories, and recommend this change in scale is better addressed.

- The panel raises concern regarding the value of materials and finishes across the design. The panel is not against the use of high quality materials, but consider that a strategy for materials and finishes based on cost and quality should be developed to maximise value, whilst delivering high quality architecture for public's visual benefit.
- The panel stresses the importance of the public consultation events as a means to ensure that the development builds a good relationship with neighbours.
- The panel supports the general approach to the mews development, but that further development is needed. They suggest that a front amenity/defensible space is needed to the front of these properties to create a buffer, and the deck access should be moved to the central space.
- The panel raises concerns regarding the quality of daylight and outlook reaching to the North Facing units and the external amenity space in/around the core L-shaped building.

## **6 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main planning issues raised by the application that the committee must consider are:

- Principle of proposed development
- Function, nature, mix, quality and management of accommodation
- Townscape and design
- Impacts on amenities of adjoining occupiers
- Transport, Highways and Servicing of development
- Other considerations (including likely S106 obligations)

### **Principle of development**

6.2 The site is allocated (site 499) in the Croydon Local Plan (2018) for *“Consolidation of the Hospital uses on a smaller area of the site with enabling residential development on remaining parts subject to there being no loss of services provided by the hospital in terms of both quantity and quality.”*

6.3 The proposed scheme would broadly meet this definition, albeit the development would not be standard housing and would not be ‘enabling development’ as such.

6.4 In relation to the second part of the Policy, it is understood that the land which forms the application site was originally owned by the hospital, and that this was only sold off once the hospital had provided evidence that they reconfigured their site/operation (both physically and organisationally) to ensure that the loss of this car park would not generate undue traffic nor compromise the operation of the hospital. The applicant has advised that they have this evidence, although this has not yet been seen by Officers. Otherwise, there are no policies which raise an in principle objection to the loss of car parking facilities

- 6.5 In terms of the provision of the rather 'niche' temporary residential accommodation, Policy 3.8 (Housing Choice) of the 2016 London plan states Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments, and that supported housing needs are identified authoritatively and co-ordinated action is taken to address them in LDF and other relevant plans and strategies. Policy SP2.7(c) of the Croydon Local Plan states that the Council will working with partners to facilitate the provision of specialist and supported housing for elderly and vulnerable people.
- 6.6 Council Housing officers indicate that there is a well evidenced and urgent need for accommodation for the homeless, and there is a statutory requirement for the Council to provide for this need.
- 6.7 It is noted that a community space/café is also proposed near the southern tip of the site. Policy DM19.2 states that the Council will support applications for community use where the proposals:
- a) Include buildings which are flexible, adaptable, capable of multi-use and, where possible, enable future expansion;
  - b) Are accessible to local shopping facilities, healthcare, other community services and public transport or provides a community use in a location and of a type that is designed to meet the needs of a particular client group; and
  - c) Are for a use that is a town centre use, as defined by the National Planning Policy Framework, are located within Croydon Metropolitan Centre or a District or Local Centre, have no more than 280m<sup>2</sup> of floor space (net) and are in the vicinity of a Neighbourhood Centre, or are a change of use of an existing unit in a Shopping Parade.
- 6.8 It is indicated that the proposed community space/café would primarily act in conjunction with the temporary housing, providing social, educational and cultural features for the residents, but is also intended to be available, and provide a link to, the wider community.
- 6.9 It would be circa 170m<sup>2</sup> in area, (and would not therefore exceed the 280m<sup>2</sup> threshold set out in Policy DM19.2), but it would not comply with the second aspect of point c) in that it would not be located on a Shopping Parade, although it would be located in close proximity to one (which lies to the NE along Bensham Lane).

#### **Function, nature, mix, quality and management of accommodation**

- 6.10 As noted previously, the proposed accommodation is specialist in nature, designed to meets the needs of a specific user group, and as such, planning policies relating to the mix and quality of standard C3 units would not be applicable in this instance.
- 6.11 In terms of mix, the Council Housing officers have provided feedback on current and future needs relating to "stage I" housing. No single person units are



proposed, and most units are 2 bedroom plus, and so the development would likely house a fair number of children (100 plus). Housing officers have not raised any objections to the mix, but have expressed desire to incorporate a high % (more than 10%) and a good mix of DDA and part DDA compliant dwellings into the development (as these are in the highest demand).

6.12 In terms of the quality of the accommodation, Housing officers indicate that most “stage 1” accommodation currently consists of B&Bs, Hotels and other similar formats, which provide a poor quality of accommodation, particularly for families.

6.13 The proposed modular units would not have private amenity space and are approximately 1/3 smaller in GIA than the standards set out for ‘standard’ units within the 2016 London Plan. However, Housing officers have indicated that these units are of a markedly greater quality than the majority of the existing stock of “stage 1” accommodation. An indicative floor plan of a standard 2 bedroom unit is shown below.



6.14 Notwithstanding the above, owing to the very high demand for “stage II” (permanent) housing, the average stay for occupants in “stage I” (temporary) housing is approximately 2 years, and, as such, given the length of stay and size of the development, it is important that its occupants have access to suitable internal and external communal space and suitable facilities so as to have a satisfactory quality of life whilst staying in these units.

- 6.15 Similarly, given the transient nature of the accommodation (and occupants), and the large numbers which it would accommodate (potentially 300-400 occupants), the management of this accommodation is also important. The Council currently manages a number of similar facilities along London Road (Concord House, Sycamore House and Windsor House) and these three sites provide a total 338 units.
- 6.16 As such, the Council has experience managing these facilities, and the Council Housing team has fed back any issues experienced with these to the applicant during the pre-application discussions. For example, a lack of quiet 'study' space for occupants was raised as an issue in the London Road facilities, and a quiet study area has since been added to the ground floor reception area of the proposed development.

#### Townscape, Design and impact on heritage assets

- 6.17 A number of the pre-app meetings have been focussed on the design element of the proposal and the distribution of massing across the site.
- 6.18 The current proposal can be broadly split into 3 aspects or 'zones':
- 1) 'The hidden gem' located at the southern tip of the site
  - 2) The L – shaped 'core',
  - 3) The lower rise 'mews' development running along the northern strip of land.
- 6.19 The original proposal focussed a much greater level of massing towards the southern tip (the hidden gem area). Following concerns regarding potential visual dominance and the relationship with the locally Listed building (at 33 Mayday Road), this bulk has been reduced and staggered to a greater degree and the building has been pulled away from the boundary with the public highway to reduce its dominance. Further development of long range views is recommended to demonstrate any potential impacts on this Locally Listed building and the wider area.
- 6.20 Concerns were also raised regarding the visual relationships (and amenity implications) between the core and mews developments and the adjacent two storey dwellings along Woodcroft Road and Bensham Lane (particularly Woodcroft Road), and as a result, part of the mews development was re-sited away from the boundary and the massing of the core situated closest to the dwellings along Woodcroft Road and Bensham Lane was reduced. These changes are highlights in the map below, along with massing diagrams of the development as it stands.

### Legend

- Context
- Retaining trees
- Set back upper floors
- The Hidden Gem
- The Mews Street
- Feature Corner
- Increased height for
- Entrance set back
- Improved pedestrian arrival to building
- Linear Playspace
- Parking provision





1. Aerial view looking north east



2. Aerial view looking south west



3. Aerial view looking north west



4. Aerial view looking south east

6.21 In terms of architectural design, in order to provide units quickly and economically to meet the need for this type of housing, the bulk of the development would be modular in form. Notwithstanding, a variation in external materials and finished is proposed to distinguish the 'hidden gem' from the main core. This is illustrated in the CGIs below.

6.22 *Hidden Gem and L – shaped core*



View from the corner of Bensham Lane & Woodcroft Road



View from Woodcroft Road

6.23 *Mews Development to rear*



- 6.24 Materials have yet to be finalised, though a terracotta coloured metallic finish has been put forward for the ‘hidden gem’ at the southern tip, with a more matted and lighter colouring to the core development and a more traditional stock brick to tie in with the two storey dwellings nearby along Woodcroft Road.

### **Impact on the amenities of Surrounding Residents**

- 6.25 A large number of residential dwellings bound the site, and the development would need to take into account the impacts on neighbouring properties in terms of daylight/sunlight, outlook, privacy, noise and disturbance and other forms of pollution (eg light). Numbers 12-36 Woodcroft Road lie in closest proximity to the bulk of the built development and are therefore appear to be the greatest affected.

#### *Daylight/Sunlight*

- 6.26 In pre-application discussions the applicant has indicated that a BRE daylight/sunlight analysis has been undertaken and this has informed the siting of the height/massing of the development to a certain degree. Officers have requested this report and an explanation of this and how this has shaped the design and distribution of massing.

#### *Privacy and outlook*

- 6.27 The Council’s SPD states that a minimum of 18m should be retained between existing rear facing habitable room windows and any proposed on the new development.
- 6.28 It is noted that during the pre-app discussions, part of the rear mews development was set back from the shared boundary with Numbers 12-36 Woodcroft Road in an attempt to address concerns raised.
- 6.29 The relationship between the Mews and existing windows at 15A Frant Road still requires further testing although it should be noted that this building is in D1 use

and the windows serve secondary circulation spaces, and therefore the weight given to loss of light and outlook to these windows is minimal.

*Noise, disturbance and pollution*

- 6.30 The scheme would likely house around 300-400 occupants, and as such the use of the site would notably intensify as a result and the dwellings would need to be adequately sound insulated and external lighting sensitively used to avoid adverse disturbance/harm to nearby residents. It is noted that the development would reduce the amount of car fumes on the site and some reduction in this form of pollution is therefore likely as a result of the proposal.

**Transport, Highways and Servicing of Development**

- 6.31 As noted previously, the site has a PTAL of 3 (moderate). The site historically was used as a car park. It is understood that the land which forms the application site was originally owned by the hospital, and that this was only sold off once the hospital had provided evidence that they reconfigured their site/operation (both physically and organisationally) to ensure that the loss of this car park would not generate undue traffic nor compromise the operation of the hospital. The applicant has advised that they have this evidence, and officers have requested that this be submitted in any forthcoming application (preferably before).
- 6.32 In terms of the proposed development, a significant number of units are proposed, although given these are for temporary units for the homeless it is considered that car ownership would be very low. Irrespective of this, the site is surrounded by controlled parking zones and so the council would ask the applicant to enter an agreement precluding residents (or staff) from obtaining parking permits. Subject to this, no increase in parking pressures would result in the local area.
- 6.33 Notwithstanding this, the council would seek the provision of a small number of accessible parking spaces and EVCP bays to Draft London Plan, the exact number may be related to the number of DDA units proposed. The applicant currently shows 3 accessible spaces accessed via the existing access from Bensham Lane and no obvious issues are apparent in this regard.
- 6.34 It has not currently been demonstrated that a fire appliance and/or a refuse vehicle can enter the site if required, although at this stage it appears that there is sufficient space for this to be achieved. It is noted that the servicing requirements for this type of use could be quite intensive.
- 6.35 No cycle parking area is currently shown. There are no specific cycle parking standards for this type of use, however it appears that the standards for student accommodation (currently 1 space per 2 bedrooms) appears to be most applicable in this case. Exact provision will be discussed once the design reaches a more finalised stage.
- 6.36 It is also noted that as well as the community space/café, the applicant is also exploring the installation of a small bicycle workshop designed to work in conjunction with 'The Bike Project'. The bike project is a community of civilians,

cyclists, mechanics and volunteers who take second hand bikes, fix them up in a workshop and give them to those in need.

### **Other considerations**

6.37 In At this stage it is envisaged that some planning obligations will be required to mitigate the impacts. Discussions are forthcoming in relation to the Heads of Terms, but it is anticipated that these would include the following:

- Restriction on use of premises
- Employment and training
- Air Quality
- Community use plan
- Car parking permit restrictions
- Public realm delivery and maintenance
- Highway works

## **7 SPECIFIC FEEDBACK REQUESTED**

7.1 In view of the above, it is suggested that members focus on the following issues:

1. Amount and distribution of scale/bulk/height across the site.
2. Design approach to the development and elevational details including materiality
3. Visual relationships between the development and surrounding developments (including Locally Listed building).
4. How to best meet the needs of the residents (services, management, the quality of accommodation and the amount of communal space - internal and external)
5. The proposed community space – its size, management, functionality and how this can be optimised.

## **8 PROCEDURAL NOTE**

8.1 This is the first presentation of the scheme to the Planning Committee. The proposal is reported to Planning Committee to enable Members to view and comment on it prior to submission of a formal application. The proposal is not a planning application. Any comments are provisional and subject to full consideration, including public consultation and notification as part of any subsequent application.



## 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.

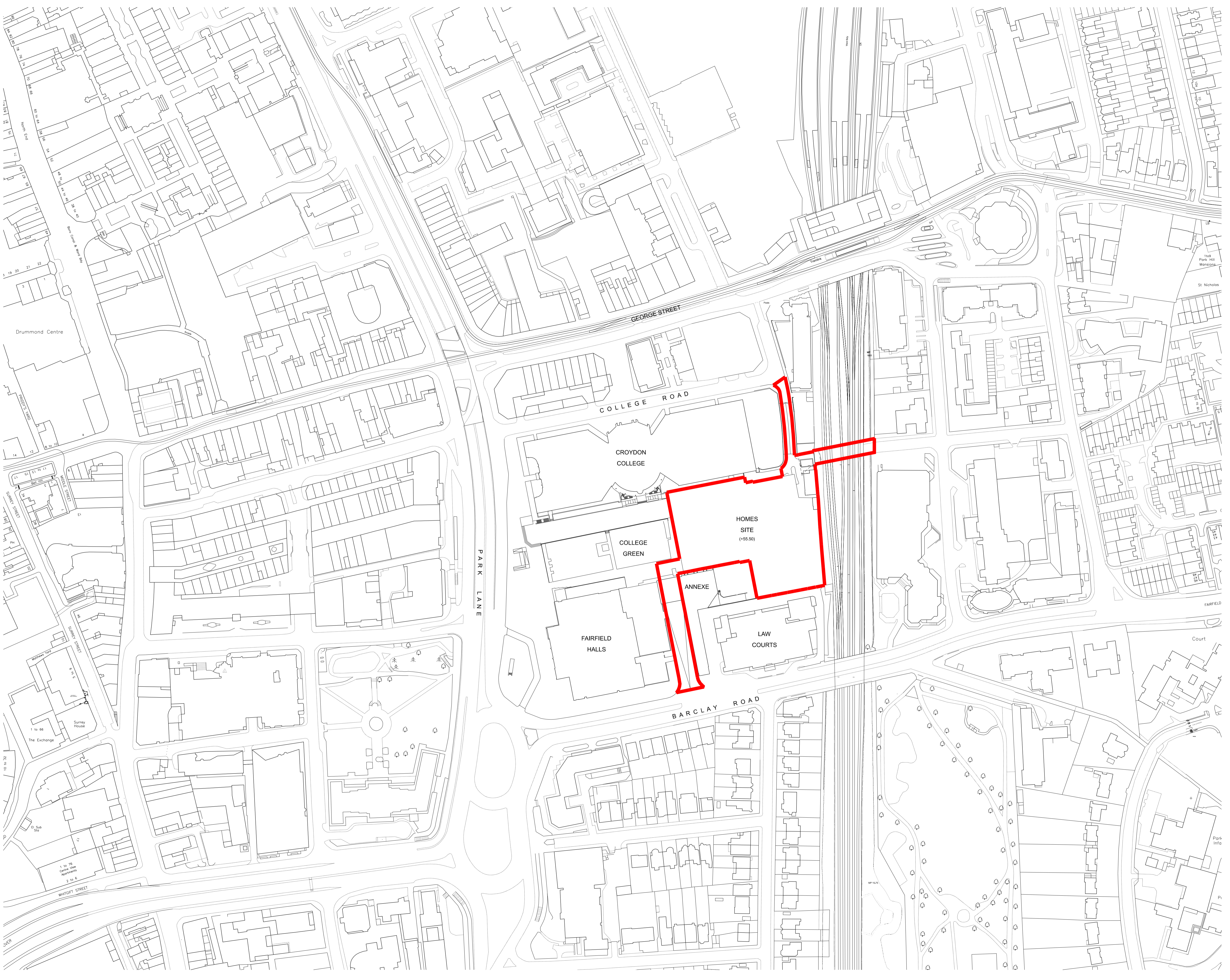
## **8. BACKGROUND DOCUMENTS**

- 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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NOTES  
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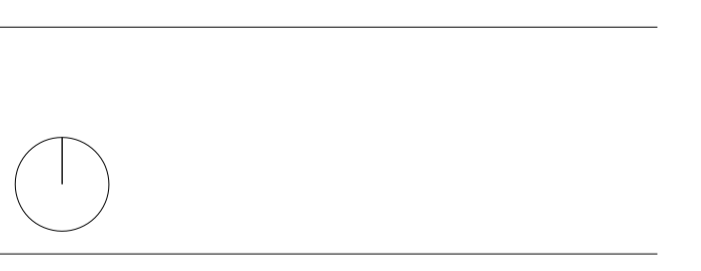


KEY  
 Application Boundary  
 Information shown based on Land Registry Search provided by Bx5(19.02.2019)

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REVISIONS

REV	DATE	DESCRIPTION
P1	13.08.19	FOR PLANNING



STATUS  
**PLANNING**

**MICA** COMMON GROUND ARCHITECTURE  
 123 Camden High Street London NW1 7JR  
 T: 020 7284 1727 F: 020 7267 7926  
 info@micaarchitects.com www.micaarchitects.com

JOB  
**FAIRFIELD RESIDENTIAL CROYDON**

TITLE  
**EXISTING LOCATION PLAN GROUND LEVEL**

DRAWN	JOB #	DRG #	REV	
HB	630	19000	P1	
CHECKED	SCALE@A1	SIZE	DATE	REV/DATE
DW	1:1250	A1	JUN 19	13.08.19

Agenda Item 6.1

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PART 6: Planning Applications for Decision

Item 6.1

1 DETAILS OF THE DEVELOPMENT

Ref: 19/04516/FUL  
 Location: Land to the South East of Croydon College, College Road, Croydon, CR9 1DX  
 Ward: Fairfield  
 Description: Erection of five buildings ranging in height from 7 to 29 storeys to provide 421 residential flats (Use Class C3), flexible commercial space at ground floor of Building A (Use Class A1/A2/A3) and Buildings C and E (A1/A2/A3 and/or B1/D1 or D2) together with associated cycle parking, public realm and landscaping, basement car parking, refuse storage, servicing and access arrangements  
 Drawing Nos: See Appendix 1  
 Applicant: Brick by Brick  
 Agent: Carter Jonas  
 Case Officer: Katy Marks

	Studio	1 bed	2 bed	3 bed	4 bed	Total
<b>Market housing</b>	26	165	148	12	1	352
<b>Intermediate</b>	0	6	50	13	0	69
<b>Total</b>	26	171	198 (of which 94 would be 2b4p)	25	1	421

Commercial floorspace	Size	Use
<b>Block A</b>	174sqm	A1/A2/A3
<b>Block C</b>	1,000sqm	A1/A2/A3 and/or B1/D1 or D2 with priority to NHS for Health Centre
<b>Block E</b>	297sqm	A1/A2/A3 and/or B1/D1 or D2
<b>Total</b>	1,471sqm	

Number of car parking spaces	Number of cycle parking spaces
13 (All blue badge disabled spaces)	745 long stay spaces and 38 short stay spaces

1.1 This application is being reported to Planning Committee in accordance with the Committee consideration criteria as the scheme proposes more than 200 new residential dwellings.

## 2 BACKGROUND:

2.1 An earlier iteration of these proposals was presented to the Planning Committee at pre-application stage on 28<sup>th</sup> February 2019. The main comments raised were as follows:

- A number of Members commented that the scheme was well developed, yet challenging and very important, as it created a future for this part Croydon Town Centre and the opportunity to deliver the Fair Field Masterplan. The development of 400 new homes in the centre of Croydon was welcomed along with the extent to which it was suitably flexible, to allow for the potential of other sites to come forward in the future.
- Members welcomed the 3-bedroom units that were proposed in the scheme along with a large number of 2 bedroom, 4 person units (proposing family-sized accommodation).
- There was recognition that the scheme represented enabling development, with cross subsidisation to assist in the delivery of an exemplar cultural venue for the Fairfield Halls. Members requested that there be detailed information submitted as part of the application to explain clearly the reasonable distribution of costs and revenues between the residential development and the Fairfield Halls refurbishment scheme, thereby evidencing that the level of affordable housing (and associated tenures) was the maximum reasonable.
- Members ideally would have wanted to see more than 20% of affordable housing within the development but again, appreciated the challenges of the scheme and the linkages between the residential component and the cross subsidy towards the Fairfield Halls.
- Members placed significant weight on the delivery of step free access (as part of the proposals but also in the medium to longer term, when considering developments schemes proposed on neighbouring sites). They stressed the need to ensure that an interim state (with steps down to the lower ramp) should be the best quality possible (in terms of design rationale and safety/security). Routes need to be welcoming and of suitable width. Continued joint working with owners of adjacent sites was welcomed and encouraged, particularly developers of adjacent sites such as College Annex, to facilitate the Masterplan priorities and a future/permanent level access, linking Fairfield Halls and associated developments with East Croydon Station.
- Some of the Members commented on the height and massing of the buildings - where the tower reflected the surrounding tall buildings. There was general comment that the location and height of the tower was appropriate, subject to daylight, sunlight and heritage testing. Members were generally comfortable with the height of Block E (in the context of the Fairfield Halls – locally listed) and were broadly comfortable with the associated heritage effects (suitably aligned with the views of the Place Review Panel).
- There was some concern about the relationships between residential blocks (daylight, sunlight and privacy) although it was recognised that these issues were still being tested.



- Some Members raised some concern about the loss of open space, whereas others welcomed the boulevard feel to the space, further tree planting, an increase in tables and chairs and the delivery of further opportunities to make much greater use of the spaces within the site as well as in the immediate vicinity.
- Members welcomed the idea of the NHS Clinical Commissioning Group being included as part of the development, alongside other possible community related uses.
- It was agreed that once the application had been submitted, a site visit should be arranged for Members to inspect the site and to further understand associated complexities and the relationships with adjacent land holdings.

2.2 Since the Committee presentation, the proposal has been further developed in consultation with officers and the above comments have been taken into account (where possible) when amending and further developing the proposals. A Member site inspection was also carried on 23<sup>rd</sup> October 2019 (shortly after the receipt of this planning application).

2.3 The scheme was also presented to Place Review Panel (PRP) during the pre-application process on two separate occasions. Initially, the Panel suggested that further work was required to understand the scheme as a whole and how the design responded to the current and emerging context and principles of the Fair Field Masterplan (rather than being presented as an amendment to the previous hybrid planning permission). At a subsequent meeting, the Panel were supportive of the improvements to the legibility of the site and design direction which resulted in a more cohesive development.

2.4 The Panel's main comments were as follows:

- Landscape/public realm narrative shows a thoughtful approach; distinction between public and private spaces and routes more defined;
- Further consideration of transition between public and private spaces required; the interface with College Green is very important;
- Vertical circulation access (for pedestrians) from College Road ramp and Hazeldean Bridge. The north-eastern corner of the site could be designed with more conviction to ensure that the public realm is more than just a temporary solution;
- Relationship with College Annexe is important as what happens on this site will have an impact upon the quality of the amenity space and flats within the scheme as it lies to the south of the site (and courtyard);
- Given the consented heights and surrounding context of tall buildings, the proposed heights did not raise any heritage or townscape concerns;
- Some questions were raised about the privacy and light to flats within Block B and D given their increased height (and their proximity to each-other);
- The proposed tower height and how the volume breaks down was supported, but more work was required in respect of elevational details - to understand the elevation treatment and material choices;
- Discussion around the proposed materials and whether the approach was sufficient (questions raised over use of brick for Block A). Suggestion that the development should have a common language – but with Block E having a contrasting material colour to Fairfield Halls, to ensure it does not coalesce with this heritage asset.

2.5 Since the Committee presentation and PRPs, the proposal has been further developed in consultation with officers and the above comments have been taken into account (where possible) when amending and further developing the proposals.

### 3 RECOMMENDATION

3.1 That the Planning Committee resolve to GRANT planning permission subject to:

A. Any direction by the London Mayor pursuant to the Mayor of London Order

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

Developer obligations:

- a) Affordable housing – 69 Shared Ownership units
- b) Affordable housing early and late stage review mechanism
- c) Air quality offsetting payment - £42,400
- d) Carbon offsetting payment and/or connection to future district energy network - £435,181
- e) On site car club (12 spaces)
- f) Car club – 3 years membership
- g) Employment and training strategy (including financial contributions of £70,000 for construction and £31,734 for end user employment training and brokerage)
- h) Marketing of commercial space within Block C for a health facility for 1 year
- i) Public realm delivery within the site (and public access rights)
- j) Public realm – working with adjacent land owners and the Council to deliver step free route to George Street
- k) Public realm – Delivery of structural improvements across the Fair Field and bus standing changes on Park Lane as required for fire tender access and work with Council to deliver Fair Field Public Realm improvements
- l) Public Art – Final strategy, implementation plan and details of commissioned interventions
- m) Restrictions on parking permits
- n) Retention of scheme architects
- o) TfL financial contribution (£222,000)
- p) Travel plan and monitoring fee of £3,094
- q) Transport contribution towards an ANPR camera on College Road of £22,250
- r) TV aerial mitigation
- s) Wind mitigation
- t) Monitoring fees
- u) Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport

Council obligations (as land owner of adjacent land):

- v) Public realm – use of existing Coast to Capital funding (related to the Hybrid permission for public realm improvements) to contribute towards delivery of a public realm scheme on the Fair Field by 2022.

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

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

### **Conditions**

1. Commencement of the development within 3 years
2. Development to be carried out in accordance with the approved drawings

#### *Pre-commencement*

3. Construction logistics plan and method statement
4. Construction Environment Management Plan
5. Contaminated land investigation
6. Impact study of the existing water supply infrastructure

#### *Prior to commencement of podium slab (and/or above 'ground floor' of any of the proposed blocks)*

7. 1:1 mock ups of specific façade details
8. External facing materials, including physical samples and detailed drawings of design elements
9. Public Art strategy, designs and implementation (brief and commissioned pieces for final public art pieces including physical samples)
10. Details of public realm and landscape design to ensure it is coordinated with neighbouring developments and the emerging Council College Green public realm designs
11. Wayfinding strategy
12. Tree planting and management strategy
13. Public realm and building lighting scheme and to include night time illumination

#### *Pre-occupation*

14. Secured by Design/engagement with the Police
15. Hard and soft landscaping, including rooftop amenity spaces, boundary treatments and planters (including detailed sections with proposed planting including plants specification, densities and details)
16. Details of resurfacing and landscaping works to the Hazeldean Bridge and any work to Hazeldean Road to make it pedestrian and cycle route and restrict vehicle access.
17. Vehicle Dynamics Assessment with hostile vehicle mitigation and anti-terrorist measures (for Hazeldean Bridge)
18. Children's playspace detailed design and strategy
19. Landscaping and public realm management and maintenance strategy
20. Wind mitigation planting and screens to be implemented prior to occupation and first use of the 'Hazeldean Walk'.
21. Details of fenestration of the ground floor, including shop fronts, glazing, signage zones and co-ordination and enhancement of the public realm
22. Details of internal layout and accessibility of commercial units, including shower facilities for staff.
23. Lighting and CCTV of bin and bike stores, surface and under-croft parking areas
24. Details of cycle parking and storage (including staff provision)
25. Access routes and signage down the ramp and into basement for pedestrians, cyclists and cars
26. Refuse store and collection management plan

27. Detailed delivery and Servicing Plan to be submitted
28. Car park management plan (including EVCP)
29. EVCP provision and locations
30. Landscaping to rooftop amenity for Block C to be agreed
31. Biodiversity enhancements
32. Details of air handling units/plant/machinery and screening
33. Building maintenance strategy including window cleaning
34. Window ventilation systems and sound insulation
35. 35% CO2 reduction on site
36. BREEAM excellent for non-residential
37. Any extract systems for commercial uses

#### *Compliance*

38. Use of ground floor as A1, A2, A3, B1 or D1 uses
39. If A1 uses implemented, the floor space for each A1 use restricted to no more than 280sqm and the mezzanine level within Block C shall not be used for A1 retail. No new mezzanine levels to be built without permission.
40. Restriction on hours of use of non-residential uses
41. All features and materials must comply with Part B of the Building Regulations in relation to fire safety
42. Sustainable urban drainage strategy
43. Parking spaces, disabled parking, cycle parking installed in accordance with the approved details prior to occupation
44. Public accessibility of lift and access to be provided as specified
45. Accord with mitigation set out in the Air Quality Assessment
46. Accord with mitigation outlined in Noise Assessment
47. Noise from air and plant units should not increase background noise
48. In accordance with submitted energy strategy
49. 10% of units M4(3) and 90% M4(2)
50. 110 litre/person/day water consumption target
51. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

#### **Informatives**

- 1) Granted subject to S.106 agreement
- 2) Community infrastructure levy
- 3) Code of practise for Construction Sites
- 4) Condition surveys of the public highways around the site
- 5) Light pollution
- 6) Requirement for ultra-low NOx boilers
- 7) Thames Water - groundwater discharge and water pressure
- 8) Site notice removal
- 9) Environmental health
- 10) Network Rail construction and information
- 11) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

## 4 LOCATION DETAILS

### Site and Surroundings

- 4.1 The site is located towards the eastern end of College Green and is bounded by Mondial House, the College Tower site and Croydon College (to the north) and the Magistrates Court and College Annexe (to the south). To the east, the site bounds the railway line. Until recently, the site formed part of the Fair Field (College Green) with the eastern end of the site occupied by a multi-storey car park. The car park was demolished in 2018 along with the relevant part of the College Green podium slab – with the land now in a vacant state.



Aerial photo of the site (looking south)

- 4.2 The land levels across the wider area are complex; heavily influenced by existing access and height restrictions. The land levels fall away from the existing College Road/George Street junction and from Barclay Road, leading down to an existing basement level. The Fair Field itself was historically formed at raised podium level with basement parking below. The proposed development would be constructed at podium level, with this level being the primary entrance level into the various buildings.
- 4.3 The basement level is currently accessed via ramps from College Road and Barclay Road. The Barclay Road ramp is located to the rear of Fairfield Halls and goes beneath part of the College Annexe building. This ramp also provides access to the service yard to the rear of Fairfield Halls, a public car park beneath the Fair Field podium (due to re-open later this year) and to an open car parking area attached to the College Annexe site (situated immediately to the south of the site). The College Road ramp also provides access to the Mondial House and College Tower open car park, as well as basement parking for Croydon College. Croydon College also has classroom/workshop space at basement level.

- 4.4 There is presently no pedestrian access into to the basement level (pedestrian subway/ramp - either off Park Lane or Queens Gardens) with previous links either having been closed off for safety and security reasons or, as a consequence of development taking place. In due course, it is anticipated that the two Park Lane subways will be permanently closed off, although the ramp and step access on the eastern side of Park Lane is expected to be retained to provide access and ventilation to the refurbished basement car park.



Photo from basement level within the site (Looking west towards the Annexe building (left) Fair Field public realm podium (centre) and College building (right))

- 4.5 The demolished multi-storey car park was previously accessed at around fourth floor level (via the Hazeldean bridge) which crosses the railway line. Whilst the bridge remains, the link has been removed (temporarily) and this is currently hoarded off from Hazeldean Road.
- 4.6 The site has a number of designations in the Croydon Local Plan 2018 including:
- The site is located within the Croydon Opportunity Area
  - The site is located within the Croydon Metropolitan Centre
  - The site is located within the Fair Field Masterplan Area
  - The Fair Field (College Green) is undesignated protected open space (under London Plan policy 7.18)
- 4.7 The Public Transport Accessibility Level (PTAL) of the site is 6b, which is the highest level of accessibility.

4.8 The site is located with Flood Risk Zone 1. However, parts of the sites are modelled as being at risk from surface water flooding.

### **Background: Fair Field Masterplan, Hybrid Permission and Emerging Context**

4.9 The Fair Field Masterplan covers the area bounded by George Street, Park Lane, Barclay Road and the railway line and provides a framework for the redevelopment of the area - as Croydon's cultural and learning quarter; focussing on a lively and sustainable mix of residential, cultural, educational and commercial uses as well as a well-connected and high quality public realm.

4.10 Key aims of the Masterplan which are relevant to this scheme include:

- Increased accessibility, legibility and activity to support enhanced potential for development sites
- Better connections, particularly a step-free pedestrian route from East Croydon Station and further connections to the south towards Barclay Road
- Improvements in connectivity between the podium (ground) and car park levels
- An animated and well used public realm which complements the surrounding spaces



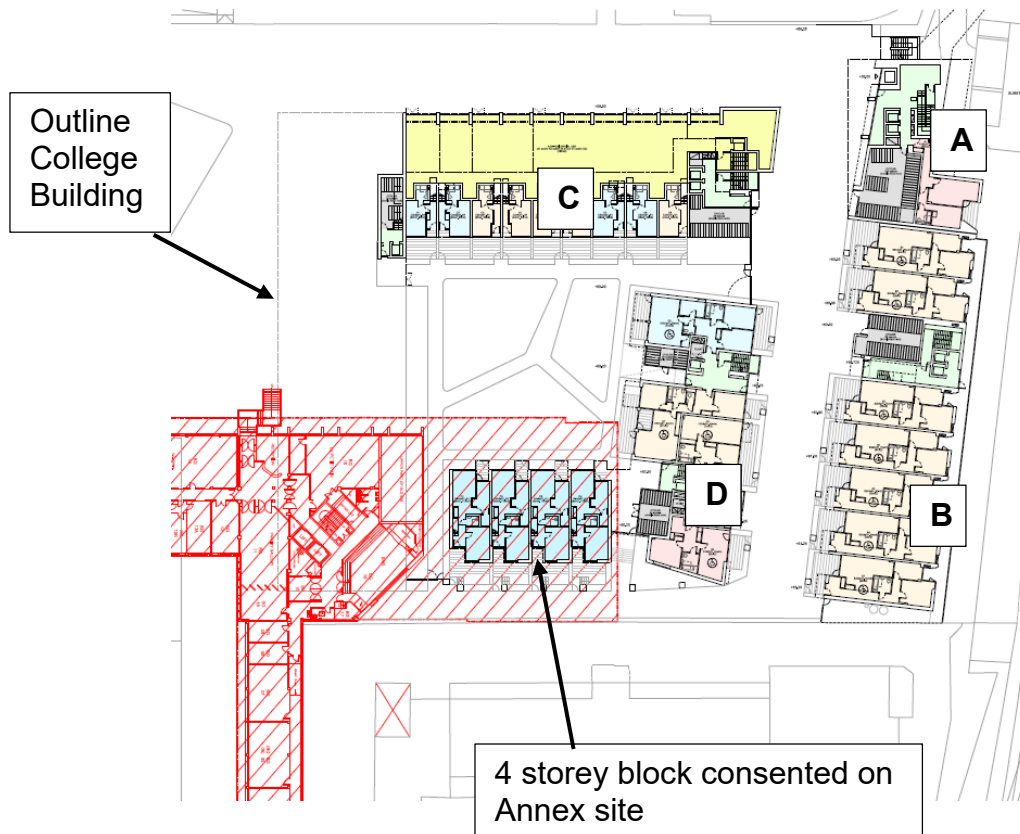
Drawing showing hybrid permission: Blocks A – D from the Phase 1A residential scheme and the outline footprint for Block 7 (labelled Croydon College Phase 1B)

4.11 The hybrid planning permission sought detailed consent for the delivery of 218 residential units within four blocks (A-D) together with refurbishment of Fairfield Halls and improvements to the Fair Field (College Green). The permission included the demolition of the College Annexe building to provide a pedestrian route from the Fair Field to Barclay Road. The proposed blocks ranged from 4 to 21 storeys and included

500 square metres of flexible commercial space, primarily aimed for use by the NHS (at ground floor of Block C). The blocks were laid out to create new routes through the site together with a residential courtyard. Block A (a 21 storey tower) sat at the north eastern corner of the site and was abutted to the south by Block B which ran the length of the site (in parallel with the adjacent railway line). A new north-south pedestrian route separated these blocks from Block D which was an L-shaped block forming two sides of a residential courtyard with Block C forming the northern edge.

4.12 Outline permission was also granted for redevelopment of the buildings to the north and south of the current application site, including outline permission for new building (Block 7) which was intended for a replacement building for Croydon College; the scheme included the demolition and redevelopment of the existing Croydon College building for residential and commercial uses. This replacement educational building was to form the western edge of the approved residential courtyard and would have fronted onto the Fair Field. It was designed to over-sail a pedestrian link (between College Green and Barclay Road) with an additional element of replacement educational floorspace approved to the rear of Fairfield Halls. The agreed parameter plan suggested that this built element would have achieved a maximum height of around 7 storeys.

4.13 Under the hybrid planning permission, the College Annexe building (to the south of the current site and to the rear of Fairfield Halls) would have been demolished with part of the land forming the southern element of Block D (residential) along with a pedestrian route from College Green to Barclay Road. Since that time, Croydon College has changed its plans and now intends to remain in its current building (situated on the north side of College Green). Moreover, the College Annexe building (which was formally owned by Croydon College) is now controlled by a separate developer.



Plan showing location of College Annexe Site (red hatching) and the impact upon the Hybrid Permission scheme



4.13 The College Annexe building is allocated in the Croydon Local Plan (2018) for residential led redevelopment with community uses and a creative and cultural industries enterprise centre (Allocation No. 294). A pre-application scheme for redevelopment of this site was presented to planning committee last year and a planning application has recently been submitted by the new owners.

### **Planning History**

4.14 The following pending planning applications for adjacent sites are relevant:

- Land Adjacent to Croydon College (College Tower): Redevelopment of the site to provide a part 49 and part 34 storey building with basements, comprising 836 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works (LBC Ref: 19/04987/FUL) – This scheme has resolution to grant, subject to legal agreement.
- The College Tower site has previous permission for a 16/38 storey building comprising 159 residential units and hotel and restaurant and partial enclosure of access ramp (LBC Ref: 14/01603/P). Whilst this consent remains extant – with a material start on site having taken place around 12 months ago, it was smaller than the more recent scheme and included a hotel in the lower floors of the building.
- Former Croydon College Annexe (College Annexe): Pre-app submission for redevelopment of the site for a part 4, part 12 storey building providing circa 100 flats and a cultural and creative industries enterprise centre was presented to Planning Committee in October 2019 and a planning application has been submitted (LBC Ref: 20/00663/FUL) but is yet to be validated – awaiting further information.
- A previous submission last year sought to convert and refurbish the College Annexe to provide 58 flats and community use at ground and basement level, plus associated works including minor demolition, landscaping and parking (LBC Ref: 19/01025/FUL). This scheme was withdrawn after officers raised concern over the suitability of the building for conversion (in terms of quality of accommodation, internal layout and accessibility of the proposed public route).

4.15 The following planning decisions are relevant to the application:

- Outline planning permission for demolition and redevelopment to provide: flexible class A1 (shops) and/or class A2 (financial and professional services) and/or class A3 (food and drink); class B1 (business); class C1 (hotel); class C3 (dwelling houses); class D1 (non-residential institutions); class D2 (assembly or leisure); public realm and landscaping; and associated car and cycle parking, servicing, and access arrangements (with all matters reserved); and

Full planning permission for demolition including multi-storey car park and Barclay Road Annexe; extensions and alterations to Fairfield Halls including class A3 (food and drink); erection of buildings for flexible class A1 (shops) and/or class A2 (financial and professional services) and/or class A3 (food and drink) and/or class D1 (non-residential institutions) and/or class D2 (assembly and leisure) and class C3 (dwelling houses); change of use of basement car park (part) to class D1 (non-

residential institutions); public realm and landscaping; and associated car and cycle parking, servicing, and access arrangements (LBC Ref 16/00944/P).

4.16 This permission (the hybrid permission) included comprehensive parameter plans, design guidelines and design codes to guide the development as it came forward over several phases.

4.17 Development pursuant to the full planning permission part of this hybrid planning permission has commenced; the extensions and alterations to the Fairfield Halls and the demolition of the multi-storey car park/parts of the College Green podium having either been completed or are underway.



Outline permission site plan (full planning sections in grey)

4.16 Moreover, the following sites have planning permission for development and need to be fully understood and recognised – bearing in mind the various linkages and relationships:

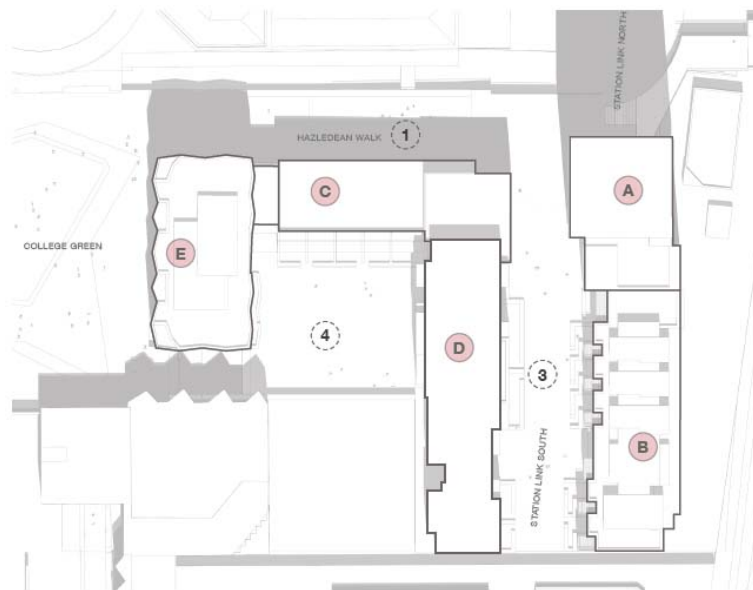
- 101 George Street (Essex House): Redevelopment of the site to provide a part 38 and part 44 storey building with 546 residential flats, with the ground floor to

incorporate a flexible space including retail (Class A1), cafe (Class A3), business space (Class B1) and gallery space (Class D1) uses with basement accommodating parking spaces, cycle storage and refuse storage, and associated hard and soft landscaping including a public winter garden (LBC Ref: 17/04201/FUL). This is currently under construction/nearing completion.

- 102 George Street (Mondial House): Demolition of the existing office building; erection of a part 35, part 13, part 11 storey building comprising plus basement, to provide 220 flats, 1,787sqm B1 office space, and 490sqm A1 retail floor space with associated works (LBC Ref: 16/00180/P). Planning permission was issued in June 2018 and works have yet to commence.

## 5 PROPOSAL

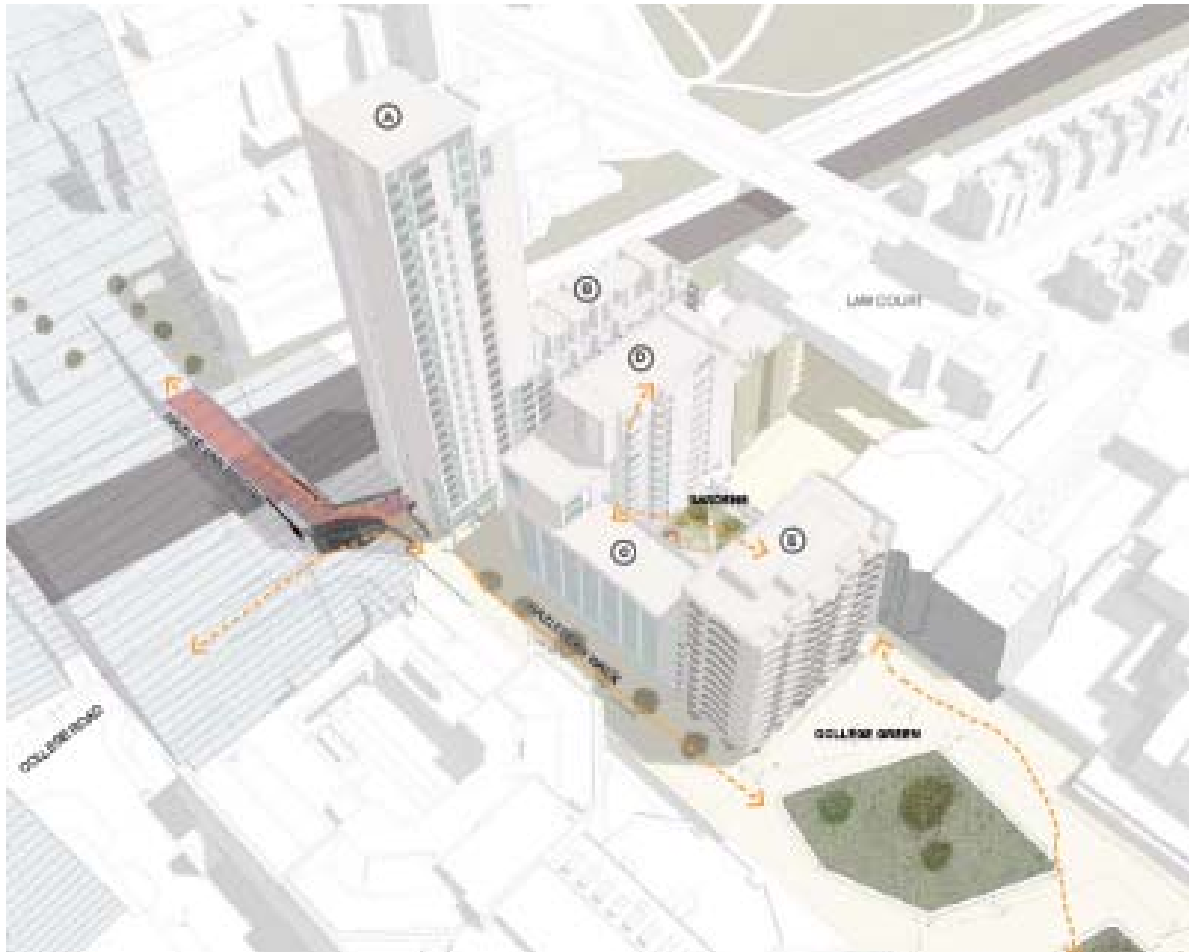
- 5.1 The proposals comprise the erection of five blocks (Blocks A –E) ranging in height from 7 to 29 storeys to provide 421 flats and commercial space at the base of Blocks A, C and E. The scheme layout is based upon the previous hybrid consent for the area, which provided a similar layout for proposed Blocks A-D. Under the hybrid, outline consent was granted for a replacement college building parameter facing onto the Fair Field which also provided an end piece to the approved residential courtyard. The currently proposed Block E would be broadly positioned in a similar location to the parameters of the outline consent. The proposed scheme would provide a higher density development compared to the previously consented scheme, achieved through an additional residential block (Block E), increased heights of the blocks and rationalisation of the housing mix and floor layouts.



Proposed Block Layout

- 5.2 Block A would provide 146 flats (including 21 wheelchair units) and a commercial unit on split levels (ground and first floor) providing 174sqm of commercial floorspace (A1, A2 or A3). This block would be the tallest element of the scheme (at 29 storeys) and would be situated towards the north- eastern corner of the site, closest to the adjoining development sites at Mondial House and College Tower. To the south, the tower would adjoin Block B, a 9 storey linear block which would run parallel to the railway line, providing 53 flats (including 6 wheelchair units). This block would form the eastern side

of a north-south route. Block D would form the western side of this route and would be a further linear block of 8-13 storeys in height, stepping down towards the southern end of the site. This block would provide 83 flats (including 12 wheelchair units) and would also form the eastern edge of a proposed private courtyard. Block C, a 7-10 storey block of 55 flats (including 2 wheelchair units), would form the northern edge of the courtyard and would also provide 1,000sqm of commercial space at ground floor. This space would primarily be designed for healthcare related use to meet the need for a new health centre in the area. Finally, Block E (12 storeys) would provide 84 flats and would form the western edge of the courtyard and would face out onto the Fair Field and would also provide 297sqm of flexible commercial space at ground floor.



View of the scheme

5.3 Each of the proposed flats has been designed to meet the London Plan/Nationally Described Space Standards in terms of internal floor place layout. Across the site, the unit mix is as follows:

Block	Studio	1b2p	2b3p	2b4p	3b5p	4b8p	AH	family units	Total
<b>Block A</b>	16	68	48	4	10	0	0	14	146
<b>Block B</b>	0	0	6	42	5	0	5	47	53
<b>Block C</b>	0	28	2	20	4	1	22	25	55

<b>Block D</b>	10	25	28	14	6	0	16	20	83
<b>Block E</b>	0	50	22	12	0	0	26	12	84
<b>Total</b>	26	171	106	92	25	1	69	118 28%	421

- 5.4 28% of the proposed flats would be family sized flats (5.9% 3bed+ and 21.8% 2b4p). Moreover, 10% wheelchair units would be provided across the site. 69 of the flats would be secured as shared ownership units (intermediate affordable housing) which would equate to 20% affordable housing provision by habitable room. The shared ownership units would include 6x1b2p, 20x2b3p, 30x2b4p and 13x3b5p flats and would be provided within Blocks B, C, D and E.
- 5.5 Each flat would have private amenity space in the form of a balcony or terrace which have been designed in line with London Plan standards. A large shared amenity courtyard is also proposed within the centre of the site measuring about 750sqm.



Visual of the central amenity courtyard

- 5.6 The courtyard would be gated with two access points; one being a level access provided to the north eastern corner (through an under-croft between Blocks C and D) with the other, a secondary stepped access towards the south-western corner of the private courtyard (between Block E and the College Annex site). Play-space would be provided within the development in the form of a mixture of doorstep play, semi-formal play-space and playable areas of landscaping within the courtyard. The scheme would also provide additional amenity space and play-space to the southern edge of the site within the north-south route close to the boundary with the Magistrates Court. An additional roof-top amenity space would be provided on the roof of Block C. Temporary planted screens would be provided along the southern boundaries with the Magistrates Court and College Annexe sites as a meanwhile boundary condition, until such time as these sites come forward (potentially) in the future.
- 5.7 The proposals include new public realm in the form of a step free route to and from the northern edge of the site ('Hazeldean Walk') which would connect into the existing Hazeldean Bridge, over the railway via a wide set of public stairs. The podium would

also link up with the podium structure developed under the emerging College Tower scheme, to provide a step-free pedestrian route from East Croydon Station to the Fair Field and beyond. In order to provide step free access across the site whilst maintaining sufficient head heights to the basement below, the podium level would need to be raised up (whilst providing an accessible gradient between the existing and proposed podium levels) thereby linking with other schemes proposed/consented for the north-east corner. The public realm would mostly be hard landscaped, to facilitate the pedestrian route/connections and flexibility in use, whilst incorporating several large mature trees, soft landscaping and benches.



Visual of Hazeldean Walk

- 5.8 In the vicinity of the north-east corner of the site (where it would connect with the Hazeldean Bridge and College Tower public realm) a small square would be formed, providing an opportunity for some seating and spill out space from the commercial unit in Block A. Additional semi-public space would be provided in the form of a north-south route between Blocks B and D. In the future, this might well facilitate a new north-south route to Barclay Road should the adjacent Magistrates' Court be redeveloped as anticipated in the Fair Field Masterplan and the previous hybrid planning permission. In the meantime, the route is designed to work as a cul-de-sac, providing access to the main cores of the buildings as well as front doors to ground floor flats. At the end of the space, it is proposed to provide a playable art feature as part of the children's play-space strategy.
- 5.9 The proposed development would be broadly car free, apart from meeting blue badge parking requirements (located within the proposed basement). The remaining space within the basement would be set aside for additional public car parking (associated with the main public car park beneath the existing retained podium which gained planning permission under the hybrid consent). The residential parking would be accessed off the Barclay Road ramp (through the main public car park). Servicing for the commercial units would be via the basement and Blocks A, C and E would each have a commercial core, providing access to the basement for this purpose. Moreover, space would be provided within the basement for servicing vehicles. The residential servicing and waste collection would also be provided at basement level and each core for the five blocks would contain communal waste and recycling stores at basement

level (accessed by lift). The waste and recycling and other residential servicing would take place at basement level and all servicing vehicles would enter the basement off the College Road ramp. Secure cycle storage rooms would be provided within each blocks at basement and ground floor level, adjacent to the main core access points and designed to meet London Plan standards in terms of numbers.

## **6 CONSULTATION RESPONSE**

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

6.2 The following external consultees were notified of the application:

### **Greater London Authority**

6.3 The application was referred to the GLA under the Mayor of London Order. The Mayoral Stage 1 response raised the following issues/comments:

- Principle: Support for intensification of an under-utilised town centre site to deliver new homes and active ground floor uses.
- Affordable Housing and Viability: Confirms that the principle of the residential development to cross-subsidise the Fairfield Halls refurbishment works was established in the 2017 approval and that the construction costs associated with these works significantly impact the scheme's viability. The GLA is reviewing the viability information to ensure that the maximum amount of genuinely affordable housing is secured. Early and late stage reviews must be secured.
- Urban Design & Public Realm: The loss of 120sqm of open space must be weighed against the contribution towards public realm and improvements to pedestrian permeability brought forward within the re-provided public realm. Further consideration of design quality for Block A requested. Details of materials must be robustly secured by condition to ensure high quality design is delivered.
- Transport: See TfL comments below.
- Sustainability: Further information requested relating to energy use, water and urban greening.

### **Transport for London**

6.4 TfL made the following comments:

- The proposed pedestrian access routes accord with the key desire lines identified by the Fairfield Masterplan. TfL sought additional information to ensure that step-free access to the site can be achieved for all users to support pedestrian permeability. This has now been provided to TfL's satisfaction.
- Details requested to confirm the cycle parking and access for cyclists is compliant with the London cycling design standards. This has now been provided to TfL.
- A car parking design and management plan and the provision of electric charging facilities to be secured by condition.
- Blue badge parking for the non-residential use should be provided in line with the draft London Plan.
- A contribution of £222,000 should be secured via the S.106 Agreement, towards enhancements to public transport service capacities in the town centre (based upon number of trips associated with the development expected to be made by public transport in the peak hours).

- Details relating to deliveries and servicing to be provided and a detailed delivery and servicing plan to be secured by condition.
- A detailed CLP to be secured by condition.

### **London Trams**

6.5 No comments received.

### **London Gatwick**

6.6 London Gatwick has confirmed that the proposals have been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria and London Gatwick does not have any objection to the proposals.

### **NATS - Safeguarding**

6.7 NATS have confirmed that they have examined the scheme from a technical safeguarding aspect and the scheme does not conflict with their safeguarding criteria.

### **Civil Aviation Authority (CAA)**

6.8 No comments received.

### **Network Rail**

6.9 Network Rail raised no objections subject to the development subject to standard informatives with regards to ensuring that the development does not undermine Network Rail infrastructure and that alterations to the use of the bridge may require clearance from Network Rail.

### **UK Power Network (UKPN)**

6.10 No comments received.

### **Theatres Trust**

6.11 The Theatres Trust confirmed that they had no objection to the scheme given that there is sufficient separation between Fairfield Halls and the new residential units for conflict to not be a concern. They also note that the site is considered as enabling development which has helped refurbish Fairfield Halls and that as part of those works, acoustic insulation to Fairfield Halls has been improved and furthermore, owing to the proximity to the railway line, the residential units would be soundproofed to a high standard – which should avoid complaints.

### **Metropolitan Police Service – Designing Out Crime Officer**

6.12 The officer confirmed that the scheme should be able to achieve the security requirements of Secured by Design and therefore requested a condition to ensure that the development follows the principles and physical security requirements of Secured by Design and accreditation is secured. The officer also made the following observations:

- The communal area between Blocks D and B would greatly benefit from being gated off and having access control as is planned for the residential gardens [OFFICERS COMMENT: the preference of the LPA is that this space remains ungated to resist



'gated communities' in this central location and to ensure that should the Magistrates' Court be redeveloped, provision of a public route through to connect to Barclay Road is protected]

- There is some concern about the potential for rough sleeping and begging around the Hazeldean Bridge steps (particularly at basement level) and natural surveillance including the public lift access. [OFFICER COMMENT: The steps are an important design features and the steps down to the basement level safeguard access to the College Road should the adjacent development not come forward as expected. It is considered that these risks will need to be managed as part of the detailed design stage and further conversations between the applicant and the Metropolitan Police which can take place at condition stage]
- The car park will need to be well managed due to the number of different users
- The UKPN substation will need to be gated [OFFICER COMMENT: The UKPN substation will be gated]
- The perimeter of the site (particularly with the Magistrates' Court) needs to be secure
- Some larger cycle stores will require compartmentalisation

### **London Fire Commissioners**

6.13 No comments received.

### **Environment Agency**

6.14 No comments received.

### **Thames Water**

6.15 Thames Water confirmed that they do not have any objections with regards to surface water network infrastructure capacity or foul water sewerage network infrastructure capacity. They have requested a condition to deal with upgrades to the existing water network infrastructure to accommodate the expected additional flows from the development.

### **Lead Local Flood Authority**

6.16 The LLFA commented that they do not have any objection to the proposals provided that a condition is attached to ensure compliance with the submitted sustainable drainage details.

### **Historic England (Buildings)**

6.17 No comments received.

### **Historic England – GLAAS**

6.18 GLAAS confirmed that the submitted information is sufficient to conclude that there remains no discernible archaeological potential associated with the site and no further information is required.

### **Croydon Clinical Commissioning Group (CCG)**

6.19 The CCG confirmed that they are supportive of the development and the space proposed within Block C would meet their requirements for this location. The CCG

raised some comments with regards to the specific internal layout requirements. They also confirmed that level changes across the site would need to be fully considered to ensure full DDA access to health facilities. [OFFICER COMMENT: The proposals seek to provide level access to all commercial units and to all parts of the public realm; the exact internal specification and layouts would be secured by condition to allow future occupiers to ensure that they are laid out to suit the specific requirements]

## 7 LOCAL REPRESENTATION

7.1 The application has been publicised by way of letters to adjoining properties, site notices displayed in the vicinity of the application site and a press notice in a local publication. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 4      Objecting: 4      Supporting: 0

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

<b>Summary of objections</b>	<b>Response</b>
Detrimental impact on the environment	See para 9.140 – 9.157 The scheme is expected to provide environmental improvements
Increased traffic into a heavily congested area	See para 9.124 Whilst there is expected to be an increase in servicing trips; the majority of the transport impacts related to the scheme are expected to be via public transport and walking/cycling improvements.
Loss of daylight and sunlight and rights to light issues	See para 9.109 – 9.122 Officers acknowledge that there would be some significant loss of light to the College building but the impact is considered acceptable when balanced against the benefits of the scheme. Rights to light is a private legal matter and is not a material consideration.
Noise pollution and effects of construction	See para 9.135 and 9.155
Not in keeping with the area/Obtrusive by design	See para 9.42 – 9.44 The scheme is considered to be a well-considered design and would not be out of keeping with the area.
Detrimental to trees	There are no trees within the site. 21 new trees would be planted.
Privacy and Overlooking	See para 9.105 – 9.108

	The separation distance between both Blocks C and E and the Croydon College building is considered to sufficient to protect unneighbourly overlooking.
Overdevelopment	See para 9.7 – 9.12 The proposals are considered to be of an appropriate scale and massing in keeping with this town centre environment which forms the edge of a tall buildings cluster. The scheme is not considered to represent overdevelopment.
Lack of consultation by the developer with adjacent College	The Applicant undertook public consultation prior to the submission of the application. The Applicant has confirmed that they anticipate continued engagement with the College.
Loss of open space	See para 9.28 – 9.32 The proposals would result in the reconfiguration of the majority of open space to provide new public realm and improved pedestrian connections with the surrounding sites and area.
Conflict between pedestrians and cyclists in Hazeldean Walk	The Hazeldean Walk is considered wide enough to accommodate proposed levels of activity, including pedestrians, cyclists as well as potential for spill out seating or uses from the commercial unit at ground floor.
Microclimate concerns	See para 9.149 – 9.154 A micro-climate assessment has been undertaken and this concludes that the public realm would provide suitable wind conditions for the anticipated uses. Some mitigation would be required and details are set out in the main body of the report.

### 7.3 The Mid Croydon Conservation Area Panel have made the following comments:

- Detrimental to the conservation area due to the overall height which diminishes the character of the area
- The application cannot be considered in isolation since there are other applications for adjacent sites which have visual impact on the area
- The architecture is uninteresting and reminiscent of 1960s building for which Croydon is so readily identified
- Concern raised with regards to wind and mitigation measures
- The outline views fail to adequately reflect the full impact of the buildings and those in the wider area.

7.4 The Panel's comments have been considered in the body of the report below.

## **8 RELEVANT PLANNING POLICIES AND GUIDANCE**

8.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan 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 2016, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

8.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018 (with minor amendments February 2019). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design
- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the historic environment

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

### London Plan 2016 (Consolidated with Alterations since 2011)

- 2.6 Outer London: Vision and Strategy
- 2.7 Outer London: Economy
- 2.8 Outer London: Transport
- 2.13 Opportunity Areas and Intensification Areas
- 3.2 Improving Health and Addressing Health Inequalities
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and young people's play and informal recreation facilities
- 3.7 Large residential developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.10 Definition of affordable housing
- 3.12 Negotiating affordable housing
- 3.13 Affordable Housing thresholds
- 5.1 Climate Change Mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.5 Decentralised Energy Networks
- 5.6 Decentralised energy in development proposals
- 5.7 Renewable energy
- 5.9 Overheating and cooling

- 5.10 Urban greening
- 5.11 Green roofs and development site environs
- 5.12 Flood Risk Management
- 5.13 Sustainable drainage
- 5.15 Water use and supplies
- 5.21 Contaminated land
- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.1 Lifetime neighbourhoods
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.8 Heritage assets
- 7.14 Improving Air Quality
- 7.15 Reducing and managing noise
- 8.2 Planning obligations
- 8.3 Community infrastructure levy

Croydon Local Plan 2018 (CLP):

- SP1 The places of Croydon
- SP2 Homes
- SP3 Employment
- SP4 Urban Design & Local Character
- SP5 Community Facilities
- SP6 Environment and Climate Change
- SP7 Green Grid
- SP8 Transport and Communication
- DM1 Housing choice for sustainable communities
- DM4 Development in Croydon Metropolitan Centre
- DM10 Design and character
- DM13 Refuse and recycling
- DM14 Public art
- DM16 Promoting healthy communities
- DM18 Heritage assets and conservation
- DM19 Providing and protecting community facilities
- DM23 Development and construction
- DM24 Land Contamination
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Protecting and enhancing our biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- DM31 Facilitating rail and tram improvements

- DM38 Croydon Opportunity Area

#### Supplementary Planning Guidance

#### 8.4 National Guidance:

- National technical housing standards 2015
- National Planning Practice Guidance 2014 (last updated May 2019)

#### 8.5 GLA SPG:

- Accessible London: Achieving an inclusive environment SPG (2014)
- Affordable housing and viability SPG (2017)
- Culture and night time economy SPG (2017)
- Housing SPG (2016)
- Play and informal recreation SPG (2012)
- Sustainable design and construction SPG (2012)
- The control of dust and emissions during construction and demolition SPG (2014)

#### 8.6 Croydon SPGs and guidance as follows:

- Croydon Opportunity Area Planning Framework 2013 (adopted by the Mayor and Croydon)
- Fair Field Masterplan 2012
- Public Realm Design Guide 2019
- Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy– Review 2017

#### Emerging New London Plan

8.7 Whilst the emerging New London Plan is a material consideration, the weight afforded to it is down to the decision maker, linked to the stage a plan has reached in its development. The New London Plan remains at an advanced stage of preparation but full weight will not be realised until it has been formally adopted. Despite this, in accordance with paragraph 48 of the NPPF substantial weight can be applied to those policies to which the Secretary of State has not directed modifications to be made.

#### 8.8 The policies of most relevance to this application are as follows:

- SD1 Opportunity areas
- SD6 Town centres and high streets
- SD7 Town centres: development principles and development plan documents
- SD10 Strategic and local regeneration
- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public realm

- D9 Tall buildings
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D13 Agents of change
- D14 Noise
- H1 Increasing housing supply
- H4 Delivering affordable housing
- H5 Threshold approach to applications
- H6 Affordable housing tenure
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S2 Health and social care facilities
- S4 Play and informal recreation
- E9 Retail, markets and hot food takeaways
- E11 Skills and opportunities for all
- HC1 Heritage conservation and growth
- HC5 Supporting London's culture and creative industries
- HC6 Supporting the night-time economy
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI4 Managing heat risk
- SI5 Water infrastructure
- SI6 Digital connectivity infrastructure
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
  - T6.1 Residential parking
  - T6.3 Retail parking
  - T6.5 Non-residential disabled persons parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

## **9 MATERIAL PLANNING CONSIDERATIONS**

9.1 The main planning considerations are:

1. Principle of development

2. Townscape and visual impact
3. Housing quality for future occupiers
4. Impact upon neighbours
5. Transport
6. Environmental Impact, Sustainability and Flooding
7. S106 obligations

## **Principle of Development**

### Housing

- 9.2 The National Planning Framework 2019 sets out a presumption in favour of sustainable development which meets social, economic and environmental needs and attaches importance to significantly boosting the supply of new housing.
- 9.3 The London Plan 2012, Local Plan 2018 and Opportunity Area Framework 2013 (OAPF) all identify the centre of Croydon as capable of accommodating large scale developments. The OAPF encourages new homes, the revival of the high street and improved streets and amenity spaces.
- 9.4 The Croydon Opportunity Area (COA) designation seeks to encourage at least 7,300 new homes up to 2036. The Local Plan identifies the COA as the primary location in the borough for growth. The Plan sets out that the COA is expected to provide almost one third of the housing target for the borough.
- 9.5 Full planning permission has been previously granted for 218 flats in this location, on a site which included the land to the south – forming part of the College Annex site. The principle of redevelopment of the application site for a residential led development has therefore been established under the hybrid permission. The site is in a central location with excellent access to public transport, local shops and services and is therefore well placed for residential-led development of a higher density than was previously consented. It also appropriately directs higher densities to existing and emerging development clusters, centred close to major transport interchanges and city centre amenities.
- 9.6 The proposed layouts have rationalised the unit mix and layout of the previously approved scheme and together with the increased building heights and provision of an additional block (Block E), this has allowed the proposal to provide substantially more units. The development would therefore contribute substantially to the Borough's strategic housing targets and the overall town centre growth and regenerative agenda.

### Density

- 9.7 Based on the public transport accessibility level (PTAL 6b) and the site's central characteristics, the London Plan density matrix suggests a residential density of between 650-1100 habitable rooms per hectare and 140-405 units per hectare for the application site. The residential density of the proposal would be 351 units per hectare (or 889 habitable rooms per hectare) based upon the whole site which would comfortably sit within the suggested density matrix limits. This would rise to 526 units per hectare when considering only the main area of the site which is to be developed (0.8 hectares).



- 9.8 The current London Plan indicates (at paragraph 3.28), that it is not appropriate to apply the density matrix mechanistically as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential, such as local context, design and transport capacity. The density ranges should be considered as a starting point rather than an absolute rule. The London Plan Housing SPG (at paragraph 1.3.50) states that Plan confirms that the SPG will provide general and geographically specific guidance on the justified exceptional circumstances where the density ranges may be exceeded. The SPG notes that the London Plan has a strategic priority to realise additional housing output through intensification. The Plan suggests that town centres, opportunity areas and areas of high public transport accessibility all have substantial potential for housing intensification particularly through residential-led high density mixed use redevelopment. This site is a highly accessible town centre location with the Croydon Opportunity Area.
- 9.9 In addition, the emerging London Plan seeks to remove reliance upon a formula to determine density, focusing instead upon a design led approach to optimising site capacity (emerging policy D3). This policy seeks to ensure that development optimises the capacity of sites in terms of form and layout, experience, quality and character. Moreover, the Secretary of State in his response to the Intention to Publish version of the London Plan, directs amendments to this policy by seeking to optimise density in higher density areas which are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. His directed modification focusses specifically on the promotion of higher densities in areas characterised by existing and emerging higher density clusters.
- 9.10 Whilst the emerging London Plan and directed changes by the Secretary of State have yet to be adopted, they appear to reflect the principles set out in the NPPF. Chapter 11 of the NPPF 2019 seeks to ensure that policies and decisions promote an effective and efficient use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It also gives substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. Paragraph 122 sets out that policies and decisions should support development that makes efficient use of land (taking into account the identified need for different types of housing and other forms of development and the availability of suitable land; local market conditions and viability; availability and capacity of infrastructure and services; desirability of maintaining an area's prevailing character and setting or promoting regeneration / change and importance of securing well-designed, attractive and healthy places).
- 9.11 As noted in the section above, the CLP supports a growth agenda and sets out an expectation for the COA to support at least one third of the borough's housing target. Policy SP2.2f confirms that the borough will ensure that land is used efficiently. The OAPF promotes high density development and the Fair Field Masterplan seeks to optimise development potential to enable a new mix of uses, whilst noting that significant height is to be accommodated and stating that the benefits of introducing significant residential uses to the area should not be underestimated in achieving the core aspirations for the site. CLP policy SP4.5 encourages tall buildings in the Opportunity Area, subject to compliance with the Local Plan's detailed policies and the Opportunity Area Planning Framework. Being located within the Edge Area of the Opportunity Area, the site is covered by CLP policy DM38.4 where tall buildings can be acceptable subject to achieving a high quality form, design and treatment and where negative impact on sensitive locations is limited. This is explored further in the townscape and heritage section of the report.

9.12 Officers consider that the layout, massing and density optimises the site capacity making effective and efficient use of a brownfield site in a highly accessible location which is well connected to jobs, services, infrastructure and amenities. In addition, the development of this site would promote regeneration of the Fair Field Masterplan area, creating a new residential community in the Metropolitan Centre and improving connections with rest of the Masterplan and wider area. Whilst the density is perhaps more than was anticipated within the OAPF and Fair Field Masterplan, it is clear that with the increased housing targets within the Local Plan and emerging London Plan and the drive to realise the potential of accessible town centre sites, the higher density is supported in principle, subject to the detailed considerations set out in the rest of the report.

### Residential Mix

9.13 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes. It sets out that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 requires a minimum provision of homes designed with 3 or more bedrooms on sites of 10 or more dwellings. In central settings with high PTAL ratings, the requirement is 20% of units to have 3 bedrooms or more which is also set out in the OAPF as a specific target for the Fairfield area of the COA.

9.14 The applicant has provided evidence as part of their viability appraisal which suggests that provision of 20% of 3 bedroom properties would have had a significant impact upon the viability of their scheme. The Local Plan recognises that the development market will need time to adjust to providing the quantum of larger family homes of 3 or more bedrooms and therefore accepts that for the first 3 years of the Plan, an element of family housing provision may be provided as 2b4p flats. When including 2b4p flats, the provision of family sized units would be 118 flats which equates to 28%; of which 5% would have 3b or more. The housing mix is considered to provide a suitable housing mix for the site in accordance with Local Plan policy DM1.1b.

### Affordable Housing and Viability

9.15 The CLP (2018) states that to deliver affordable Class C3 housing in the Borough on sites of 10 or more dwellings, the Council will negotiate to achieve up to 50% affordable housing, subject to viability and will seek a 60:40 ratio between affordable rented homes and intermediate (including shared ownership) homes unless there is an agreement with a Registered Provider that a different tenure split is justified. The London Plan viability SPG suggests that for public land, developments should seek to achieve 50% affordable housing (with local tenure mix).

9.16 The refurbishment works at the adjacent Fairfield Halls have a bearing upon the viability of the proposed development and the amount of affordable housing that can be provided. These works have been substantially completed, with the venue and enhanced facilities open for business. The hybrid permission scheme incorporated cross-subsidisation of the refurbishment of Fairfield Halls by the residential element. As a consequence, 15% (by unit) affordable housing (18% by habitable room), all to be delivered as intermediate tenure, was accepted as part of this previous scheme.

9.17 The Local Plan and OAPF both identify Fairfield Halls as a prominent civic and cultural facility, with the OAPF identifying the positive contribution it makes to the built environment of the COA. Policy SP3.4 states that the Council will promote the

remodelling of the Fairfield Halls as a performance facility. In the supporting text, it notes that the Fairfield Halls is a cultural asset synonymous with Croydon and is also of regional importance and therefore its retention and remodelling merits inclusion within the Strategic Policies of the Croydon Local Plan.

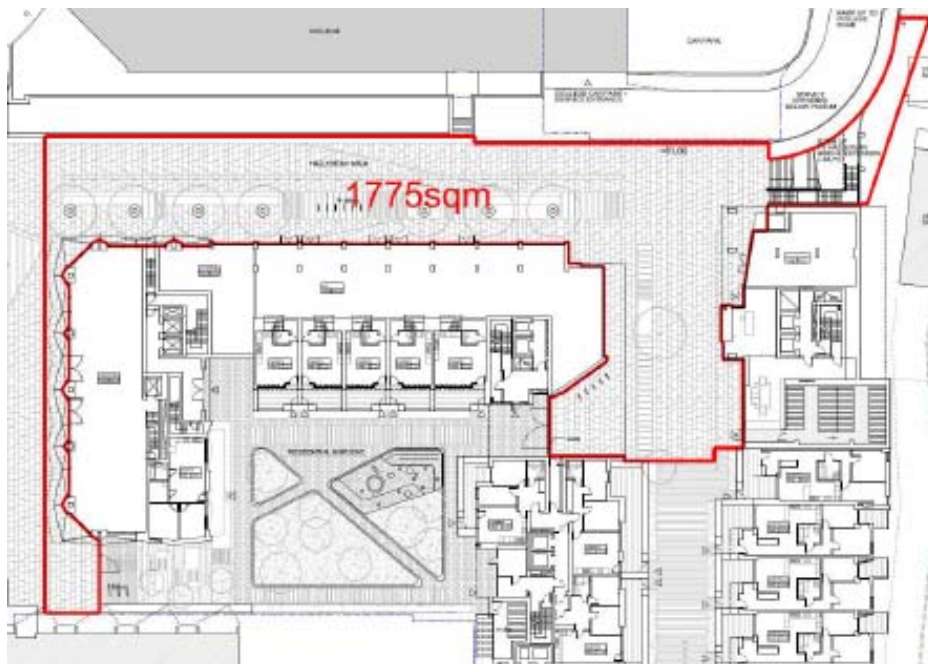
- 9.18 In the supporting text for policy DM38 for the Croydon Opportunity Area, the Local Plan states that a renewed Fairfield Halls will continue to be a major regional arts facility. This policy also identifies the role of the OAPF and adopted Masterplans (including the Fair Field Masterplan) in enabling development opportunities to be undertaken in a cohesive and coordinated manner. The Fair Field Masterplan notes that the wider influence of the Fairfield Halls on the character of the surrounding area and indeed, for the whole of Croydon, cannot be overstated. It identifies it as a cultural centre for the area which informs the area's potential to have people and activities spilling out to the adjacent spaces which make Fairfield Halls long term presence in the Masterplan very important. The Masterplan identifies some aspirations associated with the refurbishment of the building, celebrating it as an important part of Fair Field, including opportunity to create additional entrances and/or new active frontages to the north side of Fairfield Halls facing College Green (now known as the Fair Field), improvements to servicing and delivery access, an external presence of the creativity and cultural activity (which will define the Fairfield Halls area and increase its legibility to the wider urban context). The refurbishment of the Halls sought to improve the viability of the venue as a performance space, including a new extension facing onto the Fair Field and improved servicing arrangements (albeit more modest than was first envisaged under the hybrid application). Internally, the building was updated to provide more performance and rehearsal space and improve accessibility.
- 9.19 It is considered that the financial impact of the refurbishment costs on the viability of the residential development, in the context of the significance of the Fairfield Halls as a pre-eminent performance facility, justifies a reduction in the quantum and tenure of affordable housing from policy targets as this reflects another important planning priority (in this case) to fund the refurbishment of the Fairfield Hall. The primary reason for the proposed affordable housing provision has been due to the impact of the costs associated with the refurbishment works, which have also increased beyond the original estimate set out in the hybrid permission. Under the hybrid permission, the residential development was considered to be enabling development and the applicant began works to the Halls on the back of this permission. The majority of refurbishment work to Fairfield Halls have now been completed with the venue having re-opened on 16 September 2019 by the Mayor of London. Whilst the works to the Halls do not form part of this planning application (and it sits outside the redline boundary of the development) the planning history, the works undertaken to date and decisions taken pursuant to this previous planning permission means that the two elements remain closely linked. Officers therefore are satisfied that the refurbishment remains linked to the residential development and weight can be afforded to this as a relevant consideration with regards to the maximum level of affordable housing which can be achieved.
- 9.20 The applicant has submitted a financial viability appraisal which has been independently reviewed by a viability consultant on behalf of the LPA who has examined the cost and value inputs into the appraisal in order to determine whether the proposed affordable housing offer is the maximum reasonable level consistent with the viability of the project. The review confirms that the scheme results in a significant deficit which the applicant intends to offset against their profit margins.

- 9.21 Given that the applicant's role in provision of affordable housing and despite viability challenges, the applicant has committed to providing 20% affordable housing (by habitable room) as shared ownership tenure. This represents a slight increase in terms of percentage but an increase in overall numbers (from 33 to 69 units) compared to the hybrid permission. These would all be provided as shared ownership units, pepper potted across the site.
- 9.22 An addendum FVA has also been reviewed by the Council's independent consultant with additional sensitivity and scenario testing undertaken in response to GLA comments; profit levels, sales values and tenure mix. The addendum report confirms that introduction of mixed tenure (to include affordable rented flats) would have further affected the viability of the scheme, increasing the deficit and would have given rise to management costs and difficulties.
- 9.23 The Council's independent consultant has carried out further sensitivity scenario testing including discounting the cost of the refurbishment work to the Fairfield Halls and removing all developer profit. Discounting the cost of refurbishment work to the Fairfield Halls, confirmed that the scheme would have returned a surplus of £25.8m (after profit) which would have enabled the delivery of further affordable housing. The Council's independent viability consultant considered that this could have achieved in the region of 45% affordable housing (based on a high level assessment of affordable floorspace – and not factoring in required tenure splits).
- 9.24 This scenario clearly confirmed that the main driver for the low affordable housing offer was the Fairfield Halls refurbishment costs. Moreover, this scenario has limited significance, given that the refurbishment works have already taken place with the costs expended currently in the region of £42m (which is likely to be higher once fully completed). In addition, the costs of the refurbishment work have been independently reviewed and the costs are considered reasonable for the purposes of the viability appraisal.
- 9.25 The second scenario (removing of all developer profit), which resulted in the scheme breaking even (running a marginal surplus of £0.56m). However, this marginal surplus could easily be lost by very minor adjustments in costs and values. In addition, given the risks of development (particularly in light of current circumstances), a nil profit assumption would risk the viability of the scheme further and significantly constrain delivery.
- 9.26 Overall, it is therefore accepted that the proposed affordable housing offer is the maximum reasonable level consistent with the viability of the project. Any uplift in profitability would be taken account of via the S.106 Agreement through both early and late stage review mechanisms which would allow further affordable housing to be secured should the scheme's viability position improve at the time of, and during, construction. Discussions are ongoing with the applicant and GLA as to the precise wording of the review mechanisms (including costs and profit levels).
- 9.27 In seeking to secure the maximum possible contribution to affordable housing, the GLA have also suggested that a S.106 obligation should be secured to ensure that in the event where the refurbished Fairfield Halls were to be sold for a positive value or generate an operating surplus, this benefit should be captured to deliver additional affordable housing. This does not acknowledge that the Fairfield Halls is a strategic asset of the Council. As the Council's operating agreement with the venue operator seeks to reinvest any operating surpluses into further community activities at Fairfield

Halls, it is therefore not considered appropriate or necessary for this scheme to secure additional affordable housing in this way through S.106 Agreement.

### Open Space

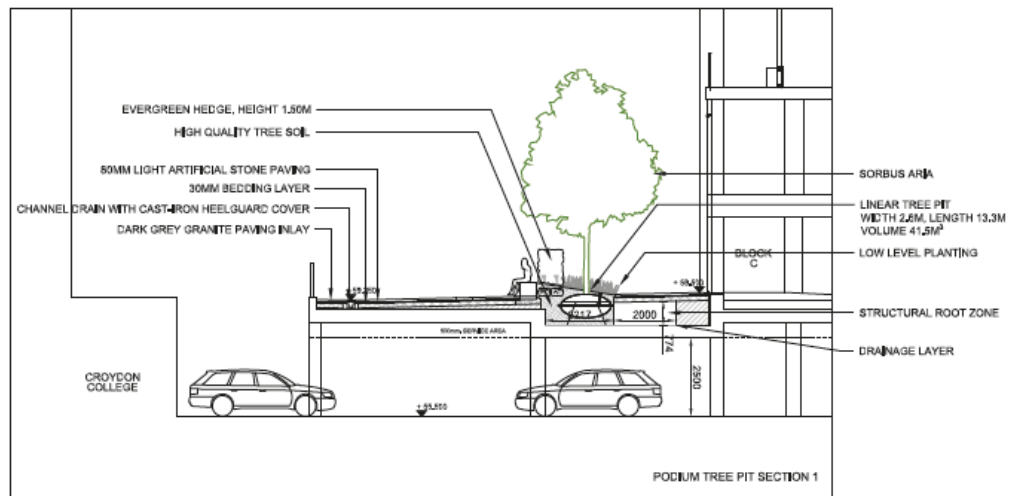
- 9.28 The Fair Field is protected as undesignated open space under the NPPF and London Plan policy 7.18. This policy seeks to resist the loss of protected open space unless equivalent or better quality provision is made within the local catchment area and that replacement of one type with another is unacceptable unless an up to date needs assessment shows that this would be appropriate. CLP policy SP7 reinforces this in seeking to protect and safeguard the extent of the borough's open spaces. This policy also supports the creation of a 'green grid' to improve access and links to and through green spaces to encourage walking, cycling and horse-riding. The Council also seeks to maintain and improve the quality, function and offer of open spaces across the borough for all users. In addition, the emerging London Plan reaffirms the need to protect and enhance open spaces and green features and should not result in loss of open space (emerging policies G1 and G4).
- 9.29 The scheme proposes the reconfiguration of the eastern end of the Fair Field public realm. This area of public realm has already been demolished (it was located at podium level) as part of the hybrid permission. It previously provided 1,895sqm of open space and mostly consisted of raised turf and hard standing which was of a low biodiversity value and restricted accessibility to disabled users. The majority of the space would be re-provided as part of the new public realm within the proposed scheme (measuring 1,775sqm). The public realm created would mostly be located to the north of the site between Block C and the adjacent Croydon College.



Re-provided public realm

- 9.30 Officers are satisfied that It would be more than just a pedestrian thoroughfare; it would be 12.5m wide and would provide a small square at the base of the Hazeldean Bridge and between Block A & C. Officers acknowledge that due to the orientation of the site, the amount of direct sunlight the space will receive is likely to be limited to early morning and late evening. However, the intended microclimate would make the area

suitable for sitting and standing. The space would be softened through tree and soft landscape planting and benches would be provided which would encourage activity and use.



Indicative tree pit, planting and public realm detail

- 9.31 The space would create a route connecting the Fair Field public space to Hazeldean Bridge, enabling a walking and cycle route to Park Hill. The applicant has also been working with the developer of the College Tower scheme and the Council’s public realm team, with a view to facilitate a connection with the approved College Tower podium level, providing a level pedestrian route though from East Croydon Station, towards Fairfield Halls (and beyond to Queen’s Gardens). The size and layout of this space and the steps up to the Hazeldean Bridge have been improved since pre-application discussions.
- 9.32 Overall, whilst the development would result in the loss of 120sqm of open space and the new public realm would be different in character, officers consider that the development would result in improvements to the public realm within the development site. The layout and design would provide meaningful hard and soft landscaping and furniture to make it a useable public realm. The creation of the new accessible routes would improve the legibility of the Fairfield Masterplan area, along with connections to Park Hill Park via the Hazeldean Bridge.
- 9.33 In addition to the public realm provided within the site, it was considered at pre-application stage that improvements to the Fair Field public realm should be captured as part of the planning application, through a financial contribution towards wider public realm improvements. The previous hybrid planning permission secured substantial improvements to the main Fair Field which was considered to be a significant benefit in the planning balance. Given the relationship between the current scheme and the hybrid permission, alongside the works undertaken to date, wider enhancements remain an important material planning consideration which should continue to be recognised.
- 9.34 Since the date of the hybrid permission, the Council has initiated a competitive tender process to procure a world class public realm design for the Fair Field which would go well beyond the proposals previously secured as part of the hybrid planning permission. It was suggested at pre-application stage that the current application

should provide a financial contribution to cover the value of the previously consented public realm scheme. This financial contribution would provide the local planning authority with clear certainty that public realm improvements (of a similar quality of public realm previously approved) would be delivered, should the more visionary public realm scheme not materialise.

- 9.35 At the time of the hybrid permission, the applicant together with the Council secured funding from Coast to Capital. The funding currently sits with the Council and it is understood that the remaining funds are secured primarily for the purpose of the delivering public realm improvements. Officers are satisfied that the remaining funds (circa £2.75m) would be sufficient to deliver a public realm scheme based upon the previously approved designs derived out of the hybrid scheme (albeit with a lower specification but still in line the Council's public realm design guide). Officers therefore recommend that the S.106 Agreement should safeguard this funding to facilitate the delivery of a public realm scheme within an appropriate timescale, should the more visionary public realm scheme not come forward for any reason.
- 9.36 The Council is currently developing a public realm scheme and have entered into pre-application discussions with the LPA. A planning application is expected towards the middle of this year. The anticipated delivery date for this project is scheduled for the middle/end of 2022 (which would be prior to the anticipated completion of the proposed residential development). It is expected that as long as the visionary public realm scheme goes ahead, the Coast to Capital funding would be subsumed within it and the need for a 'fall-back' public realm scheme would fall away. As part of the public realm works, the S.106 obligations would also secure work required to be undertaken by the applicant to make improvements to the Fair Field podium and access where needed for their development. It is likely that the podium might need strengthening to allow for fire tender access in specific areas. More minor changes may also be required to bus standing along Park Lane to provide emergency vehicle access.

#### Commercial

- 9.37 The proposals include flexible commercial space (primarily envisaged as a café or retail unit) within the base of Block A (linking to the Hazeldean Bridge at first floor mezzanine level) and within the ground floor and mezzanine level of Block C and ground level of Block E. The flexible uses would include A1, A2, A3 and D1 uses.
- 9.38 The site lies within the Croydon Metropolitan Centre, outside of the primary retail area. Local Plan policies supports the provision of A2 (financial and professional services), A3 (café/restaurant) and D1 (community) uses within the Metropolitan Centre but seeks to restrict retail, to ensure that it would not detract from the retail offer within the primary retail area of the Metropolitan Centre. In this case, a sequential test has been provided which confirms that the introduction of A1 retail space would complement the number of new residents and would provide for the local shopping needs of the development. Officers consider the provision of retail space within the development to be acceptable, subject to conditions imposed to restrict retail uses at mezzanine level within Block C and to restrict the floor space of any individual retail unit to no more than 280sqm (to align with Sunday Trading Laws for convenience shops).
- 9.39 Under the hybrid permission, the ground floor space within Block C was identified for a potential new medical centre with a planning condition imposed to require the space to be initially marketed to the NHS. The applicant has been working with the NHS and has sought to design the space to meet its requirements (in terms of design layouts

and servicing arrangements). This has resulted in the doubling of the unit floorspace, to respond to identified NHS need. Discussions with the NHS are still at an early stage but the Croydon Clinical Commissioning Group has provided comments in support of the proposals. They have confirmed that the size, location and indicative layouts would meet their needs (subject to further detailed design of internal layouts and servicing plans). Given the increasing need for health care facilities to meet the growing demand in the Croydon Metropolitan Area, it is considered appropriate to secure a commitment to marketing the site solely to the NHS/health care providers for one year through the S.106 Agreement (this has also been requested by the GLA). Given that there is no certainty at this stage that the NHS will want to take up the space, the applicant is seeking a more flexible use after this initial one year period, to ensure that the commercial space does not remain unoccupied. Officers are satisfied that these provisions would enable conversations to continue with health providers whilst ensuring that the unit does not stay unoccupied indefinitely.

- 9.40 DM4 states that outside the main and secondary retail frontages but within centres, proposals should demonstrate that a specific end user will be occupying the ground floor upon completion or provide a free fitting out of all ground floor units for the eventual end user, to ensure that the unit is capable of occupation and operation by the eventual end occupier. The policy also seeks to ensure that the ground floor units are capable of conversion to uses similar to those found elsewhere in the building, if after two years subsequent to completion no end user has been found for the ground floor unit. This policy seeks to ensure that commercial uses do not remain empty and boarded up for years after completion. In this case, it is expected that there would high levels of footfall and it is unlikely that the units would remain unoccupied. Whilst proposed uses might be flexible, prior to completion and occupation of the blocks, the applicant should demonstrate that specific end users have been identified for each ground floor use, or provide free fitting out of all ground floor units prior to occupation.
- 9.41 Local Plan policy SP3.14 sets out that employment and skills training will be secured via a S.106 Agreement for major developments, to provide employment and training opportunities for local residents. The scheme would secure financial contributions towards construction and end user training and employment brokerage and it is expected that a local employment and training strategy would be submitted – which has been captured by the associated S.106 Heads of Terms.

## **Townscape and Visual Impact**

### Massing

- 9.42 The site is located in an 'edge area' for tall buildings which is defined in the Local Plan policy DM10 and DM38 and the OAPF as an area where tall buildings should be supported; where it can be demonstrated that there will be limited negative impact on sensitive locations and that the form, height, design and treatment of a building are high quality. The Fair Field Masterplan seeks a stepped hierarchy of building heights, stepping down in height away from East Croydon Station towards Fairfield Halls and the Chatsworth Road Conservation Area. The Conservation Area Panel note in their objections, that the application cannot be considered in isolation since there are other applications for adjacent sites which have visual impact on the area. Whilst officers note the panel's views, the Local Plan, OAPF and Masterplan all accept the principle of tall buildings in this area and several tall buildings have already been built out or approved in the locality creating an existing tall building cluster. Given the scale and massing of the adjacent development at the 101 George Street, College Tower and



Mondial House sites, the 29 storey Block A is considered to be an appropriate height for the area and would not have a significantly different impact compared to the previous hybrid consent (which achieved 21 storeys). In addition, the proposed massing to Blocks B, C and D would not significantly alter the relationship between the blocks or the wider context in terms of townscape.

- 9.43 The most significant change from the extant hybrid permission is the introduction of Block E and its relationship with the College Annexe site. The general approach to massing is supported and goes some way to achieve the ambitions of the Fair Field Masterplan; stepping height across the site from the lower height of Fairfield Hall up towards the towers being constructed (or with planning permission) close to East Croydon Station and adjacent to the railway line. A townscape and visual impact assessment was submitted by the applicant, which demonstrates that the scheme will make a positive addition to Croydon's evolving townscape and would not have a substantial negative impact upon heritage assets within the vicinity of the site (see below for full assessment of heritage impact).
- 9.44 The provision of a taller block (Block E) on the site of the proposed replacement Croydon College (Phase 1b of the extant hybrid permission) is considered acceptable on balance, due to its prominent role, forming the termination to the Fair Field and acceptable impact on the existing and emerging context. The proposed footprint and massing would successfully terminate this key public realm and would help define the main square, set within the context of the Grade II listed Segas House opposite and the locally listed Fairfield Halls and Croydon College on either side. Some concerns have been raised as regards the close adjacency of Block E to the College Annexe site. This is considered acceptable given the high density town centre location and the role Block E will play, in terms of terminating the emerging Fair Field public realm.

#### Site Layout & Access

- 9.45 The layout of the site has not changed significantly from the extant permission and remains firmly grounded in the Fairfield Masterplan principles of improving legibility and connections to the wider context. This is a key objective of the Masterplan and the delivery of several connecting routes remains a significant benefit of the scheme. The main principles of the layout include provision of:
- A step free east – west pedestrian route connecting from the Fair Field public realm through to East Croydon station and to the Hazeldean Bridge.
  - A step free north – south pedestrian route connecting the scheme to Barclay Road (should the Magistrates' Court be redeveloped).
  - Provision of a central courtyard.
- 9.46 The omission of the southern portion of the hybrid site and subsequent re-consideration of the proposed layout and massing of the proposed Block E is supported. Its layout and proposed entrances provide a suitable response to this change of condition. The access arrangements to all blocks is supported although some additional wayfinding signage for the recessed entrances on Blocks B and D would aid legibility. A site-wide wayfinding strategy (to include any entrance signage and wayfinding posts or signs) would be secured by condition.

#### Landscaping, Public Realm & Outdoor Amenity Space

##### *General*

- 9.47 The scheme would present a clear logic as regards the hierarchy of spaces, including the scale and sequence of the spaces with good definition between public and private space and clear routes through the site and wider Fair Field Masterplan area.
- 9.48 The scheme would provide a variety of public realm spaces and critically, it would facilitate a step free route between East Croydon and Fairfield Halls with steps up to the Hazeldean Bridge. During the course of the application, work was undertaken to widen the steps as much as possible, to provide an extensive landing space and high quality public realm. Further detail will need to be secured by condition to ensure that the Hazeldean Bridge would be suitably resurfaced, to provide a pedestrian and cycle route onto the site and to ensure that the junction with Hazeldean Road would be suitably resolved, to limit conflict with vehicle parking and to protect pedestrian and cyclists. An internal lift would facilitate step free access between the Hazledean Bridge level and the podium/ basement levels.
- 9.49 The public realm landscaping designs are considered acceptable. The hardstanding within the public realm areas would accord with the public realm design guide and is based upon the previously consented design for the Fair Field public realm. The design of the Fair Field is set to change as part of the Council's public realm scheme for the area. The applicant is participating in co-ordination workshops with the public realm team and it is expected that the emerging design would be incorporated into the final public realm design. Continued co-ordination would be secured through the S.106 Agreement alongside a condition for detailed landscaping design. The transition between the two hardscape designs (indicating movement to a more private space between Blocks B and D) is considered appropriate subject to further detail (to ensure that it ties into any updated public realm design).
- 9.50 In terms of the soft landscaping, the double landscape layer of hedging and low level planting to screen front gardens on the ground floors should maintain privacy without creating undue barriers and would provide a good transition from private to shared amenity areas. Sections and planting details including Day 1 - to mature heights and planting densities would be secured by condition. The general planting strategy for the public realm areas and courtyard is considered acceptable subject to detailed conditions. The species selected would need to provide year round variety and suit the range of conditions around the site, particularly any shared areas within the development. Questions were raised as regards to the longevity and maintenance of the planted screen to the south of the site (along the boundary with the Magistrates' Court and College Annexe). However, subject to species mix and detailed conditions (including maintenance and planting conditions) the screens would be acceptable. The access decks to Block C would include modest planting beds to provide privacy and soften the appearance of the decks which is supported. Further consideration of appropriate planting would be needed given the north facing aspect of the decks, which would also be secured by condition.
- 9.51 An accessible roof terrace is provided to the roof of Block C which is supported. It appears that this would be accessible for individual residents to book and use but limited information has been provided at this stage. A hard and soft landscaping and use strategy for this space would be secured by condition.
- 9.52 Limited information has also been provided with regards to the lighting strategy for the area. Given the likely changes to the public realm design to respond to the Fair Field public realm, officers consider that an acceptable lighting strategy (including locations

and detail designs of luminaires, maintenance, and supplier information) can be secured by condition.

#### *Biodiversity and Urban Greening Factor (UGF)*

- 9.53 The London Plan policy 7.19 states wherever possible, development proposals should make a positive contribution to the protection, enhancement, creation and management of biodiversity. This is reinforced in CLP policy SP7 and DM28 which states that biodiversity should be incorporated into all sites and integral to new buildings (including green roofs). The emerging London Plan policy G6 pushes this further, encouraging developments to aim to secure net biodiversity gain as does paragraph 175 of the NPPF. In addition, the emerging London Plan policy G5 introduces an urban greening factor to identify the appropriate amount of urban greening required in new developments. This policy states that major developments should contribute to the greening of London, including urban greening as a fundamental element, incorporating measures such as high quality landscaping (including trees), green roofs, green walls and nature based sustainable drainage.
- 9.54 The policy suggests an UGF of 0.4 for residential developments. An UGF report has been provided by the applicant which confirms that the development would provide an UGF of 0.25 which falls short of that suggested by the Mayor. However, the scheme replaces a multi-storey car park and area of lawn and hardstanding, both of which had limited biodiversity value. The site is located in an urban city centre location where hard landscaped public realm improvements are prioritised at ground floor (particularly given that the public realm is situated at podium level and therefore has limited opportunities for nature based sustainable drainage). Officers have encouraged the applicant to consider how the podium could be softened, with tree pits and soft landscaped areas. The proposal now includes the provision of 21 new trees which will be a range of species, helping to improve biodiversity. Two green roofs have also been incorporated into the landscape strategy. Whilst the proposals would not meet the UGF threshold for residential developments, officers are satisfied that the site provides significant additional soft landscaping and new tree planting.

#### *Ground Floor Uses & Activation*

- 9.55 The frequency of front doors to the residential blocks means that there is a good level of active frontage and visible connection of the units to the public areas. The commercial space to the base of Block A would provide a meaningful point of destination and would provide some activation at the bridge level and as one approaches from George Street (as it would provide a mezzanine access). Concerns have been raised about the passive surveillance of the public access lift at bridge level. However a condition will secure compliance with secure by design accreditation and it is considered that this can be resolved at detailed design through further discussions with the police. The designed-in flexibility of the units within Block C and E is acknowledged and welcomed, but future uses may benefit from co-ordination with other development sites to ensure that emerging uses complement the whole Masterplan area.
- 9.56 In terms of design, the commercial frontages would add visual interest and activation to the public realm, particularly within Block E - although officers acknowledge that there is a slightly awkward resolution between the fire escape stairs exit to the north elevation within the façade of the bay. Further design detail would be secured by

condition to ensure that all of the commercial frontages are of a high quality and any junctions would be suitably resolved.

### *Play Strategy*

- 9.57 It is accepted that the location of the development offers a wide range of play environments in close proximity to the site. Within the site, there are informal playable environments and the provision of a semi-formal play provision within the courtyard. Whilst the scale and layout of the proposed play-space is considered acceptable, officers' preference has been to focus play-space within the courtyard and to make use of a more natural approach to play-space, removing need for synthetic surfacing material and 'off the shelf' play equipment. A more natural approach would integrate the play area into the courtyard's landscape and provide more natural play on the doorstep of the homes within the urban context. It is considered that the play features could become more ambiguous and natural in kind such as landforms, natural materials and biodiversity features (such as insect hotels etc) which would also enable other residents to make use of the area when not in use for play. Further detail would be secured by condition for the submission of a play strategy and detailed information about the play features and any structures.

### Architectural Expression, Materials and Detailing

- 9.58 In general, the applicant has satisfactorily resolved all of the key design challenges into well-proportioned and articulated forms that work well together as a group of buildings, set within the surrounding existing and emerging context. Despite the Conservation Area Panel's concerns that the architecture is uninteresting, officers consider it to be high quality and provides an appropriate response to the character of the area (and builds upon the architectural design of the hybrid consent). Block A would successfully incorporate the increased height and the top, middle and bottom articulation has been clearly executed. The alterations to Block B has led to some dilution of the hit and miss massing of the top floors – but the overall expression remains strong and well considered. The articulation of Block C is supported, including the recessed bay which successfully transitions between the main block and Block E. Block D has a limited visibility from outside of the site; the elevation articulations are considered acceptable. The quality of articulation of Block E and the level of detailing variety is of a very high standard and is fully supported. It will be vital for the success of the scheme to ensure this quality is carried through and executed given its important civic role within the Fair Field Masterplan area.
- 9.59 The use of brickwork to provide a more domestic scale is supported as is the use of a lightly variegated, grey/white/pink smooth brick for the majority of the blocks, to complement the use of concrete in Block C. The choice to different stock brickwork for Blocks D and E, compared to the remaining blocks, is also considered appropriate, although officers feel that the difference in brick should be subtler for Block D than for Block E. Officers consider Block E to be distinctly different in its architectural themes and plays a more public facing role within the Fair Field public realm whereas Block D should retain a similar architectural expression to the other blocks in the family of buildings. Therefore, as is indicated within the submitted visuals, officers consider that the brickwork for Block E should be markedly contrasting, although still complementary. Officers support the use of a reddish toned brick as shown in the visuals but are not yet convinced by the brick or mortar colours suggested in the design and access addendum. These issues, however, can be resolved at a later date as part of the planning conditions discharge process.



Block A and B (viewed from Hazeldean Bridge)



View of Block E from the Fair Field

9.60 Additional information has been provided to confirm that the brick corbelling detail shown in the visuals would be provided to the front and sides of the building which are the most visible elements of the building. To the rear, the corbelling would be replaced by brick banding and officers consider that this could either be achieved through use

of a subtle difference in brick colour or simply through use of different mortar. This articulation of the facades is considered high quality. Since the submission of the application, the elevations of Block E have also been updated to replace the brick balconies with corrugated metal balconies. The quality and the colour of the balconies are key to ensuring the design retains a high quality appearance. Officers' preference would be for the corrugated metal façade material, to avoid powder coating and have opted for a high quality anodised of equivalent finish.



Metal balcony design and brick corbelling

- 9.61 Precedent images and details have been provided which indicate that the balconies would have a high quality corrugated finish to complement the corbelling design of the brickwork. The indicative metal colour in the submitted document appears overly pink in colour, compared to the more bronzy/brown hue suggested in the visuals and is therefore not supported. However, officers are satisfied that the final colour can be secured by condition through the submission of further details and samples.
- 9.62 Officers are satisfied that suitably worded conditions could secure the quality of the final materials and detailed designs of the elevations including the specific brickwork including mortar colours and joint type, stack bonding, corbelling details and brick banding, concrete panels, balustrade and other metal and all other external materials types (to include the submission of samples, detailed drawings and the provision of 1-1 mock-ups of specific important junctions between materials and of specific design features).

#### Public Art Strategy

- 9.63 CLP policy DM14 requires major schemes to deliver public art benefits to enhance and express local character. The proposals include public art interventions in the form of a play sculpture adjacent to the boundary with the Magistrates' Court and kinetic sculpture to the public lift which aids legibility and visibility. However, the public art strategy is not as clear as it could be, in terms of how these interventions enhance and create local distinctiveness or reinforces a sense of place. Given this, the public art strategy requires further development and there may be an opportunity for a more co-ordinated approach to public art across the Fairfield Masterplan area linked into the public realm scheme being developed for the Fair Field. This would be secured through the S.106 Agreement with associated planning condition.

#### Heritage

- 9.64 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires (S.66) with respect to listed buildings, that special regard is paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess. With regard to conservation areas (S.72), it requires special attention to be paid to the desirability of preserving or enhancing their character or appearance.
- 9.65 The NPPF places strong emphasis on the desirability of sustaining and enhancing the significance of heritage assets, and affords great weight to the asset's conservation. At paragraph 193 it states that:
- “great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)... irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm”*
- 9.66 Any harm to a designated heritage asset, including from development within its setting requires “clear and convincing justification” (paragraph 194) with less than substantial harm weighed against the public benefits delivered by the proposed development (paragraph 196).
- 9.67 The NPPF requires a balanced judgement to be made in regard to the effects of a development proposal on the significance of non-designated heritage assets (paragraph 197).
- 9.68 Policy DM18 of the Local Plan permits development affecting heritage assets where the significance of the asset is preserved or enhanced. Policy SP4 requires developments to respect and enhance heritage assets and Policy DM15 permits tall buildings which relate positively to nearby heritage assets.
- 9.69 The setting of a building is defined as ‘the surroundings in which a heritage asset is experienced’ in the glossary to the NPPF - *‘It's extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance of may be neutral.’*
- 9.70 The site is not within a conservation area (CA) and there are no designated heritage assets either on or immediately adjacent to the site. The site is located in the wider setting of a number of listed buildings and conservation areas. Fairfield Halls and Croydon College adjacent to the site are both locally listed. It is also significant that the development would join a cluster of consented and emerging tall buildings, visible in the setting of nearby heritage assets.
- 9.71 A heritage statement was submitted that assessed the impacts of the proposal on a range of nearby heritage assets, accompanied by verified views and this was updated during the course of the application. The Conservation Area Panel raised concerns that the outline views fail to adequately reflect the full impact of the buildings and those in the wider area. However, officers consider the heritage statement and verified views were soundly based.
- Fairfield Halls (Locally Listed), Croydon College (Locally Listed) and Segas House (Grade II listed)*
- 9.72 Fairfield Halls, Croydon College and Segas House are significant pieces of mid-20th Century architecture, which form an important part of the development of Croydon. Fairfield Halls is also a community value as a significant cultural venue for Croydon. It

therefore forms an important element of the local townscape of which its simple but distinctive roof-scape and elevations form part. The enlarged height of Block A would be viewed across the Fair Field within the setting of Fairfield Halls and Croydon College. The rationale of focussed height toward East Croydon Station would result in limited direct impacts to the silhouette of Fairfield Halls from key views of the building's frontage.

- 9.73 Block E would terminate views across the Fair Field. Fairfield Halls, Croydon College and Segas House are of group value due to their similar age, height and massing, presenting a cohesive setting to the Fair Field. The proposed Block E would present a similar relationship to the Fair Field. The increased height (beyond the parameters of the hybrid permission) would draw attention away from the heritage assets. In addition, the height of Block E would result in an awkward relationship with Fairfield Halls as viewed in updated View 2 (see below).



View from Queen's Gardens with Fairfield Halls

- 9.74 However, Block E would not rise above the height of the shoulder to Fairfield Halls and has been carefully designed to respond to the mid-20th Century character of the area whilst remaining distinct from surrounding heritage assets. Therefore, there is some rationale to a taller height, given its position terminating longer views across the Fair Field.
- 9.75 Overall, it is considered that the scheme would cause some modest harm to the setting of Fairfield Halls although the significance of Croydon College and Segas House and their settings would be preserved.

#### *Chatsworth Road CA*

- 9.76 Chatsworth Road CA to the south of the site, contains a substantial grouping of late Victorian and Edwardian houses, many of which are of high architectural quality; fifteen



of which are locally listed. The Conservation Area Panel have raised concerns that the development would be detrimental to the CA due to the overall height which would diminish the character of the area. The additional height of the tower (Block A) would be visible from the CA. The Chatsworth Road CAAMP acknowledges that the CA is located in close proximity to the town centre, with existing and proposed tall buildings visible in the longer views, forming part of the setting of the CA. There is a clear rationale to the taller elements of the scheme (and of schemes within the Fair Field Masterplan) being focussed within a cluster toward East Croydon Station and at a further distance from the conservation area. The additional height would respond to this rationale, with the height seen against a backdrop of 101 George Street and College Tower. Overall it is considered the harm to the setting of this heritage asset would be less than substantial.

#### *Central Croydon CA*

9.77 Central Croydon CA is the commercial and civic heart of Croydon. Its street layout is largely medieval in origin, retaining much of its plan form and historic fabric. Queen's Gardens is included in the conservation area and is a locally listed historic park and garden. From here, the enlarged massing of the tower (Block A) and Block E would be apparent. As set out above, there is a clear rationale to the taller elements of the scheme (and of schemes within the Fair Field Masterplan) being focussed as part of a cluster - towards East Croydon Station and at a further distance from the conservation area. The tower would be viewed in conjunction with consented taller buildings at 101 George Street and College Tower and is considered to have a similar impact to the consented scheme. The proposal is considered to preserve the setting of Central Croydon CA.

#### *Whitgift Almshouses (Grade I listed)*

9.78 The CA includes the 16<sup>th</sup> Century Grade I listed Whitgift Almshouses which have outstanding national historical and architectural significance. Given the context and surrounding consented schemes, Officers are satisfied that the scheme would not impact the setting of the Almshouses which would be preserved.

#### *Harm and Public Benefits*

9.79 In relation to the harm identified to a non-designated heritage asset (Fairfield Halls), a balanced judgement should be made in accordance with the NPPF (para 197).

9.80 Officers consider that the scheme gives rise to "less than substantial harm" to the setting of the Chatsworth Road Conservation Area. It is therefore necessary to weigh that harm against the public benefits, recognising that even less than substantial harm to a designated heritage asset should be given considerable importance and weight. The public benefits weight in favour of the scheme are as follows:

- The delivery of a significant quantum of housing in this highly sustainable location, contributing positively to the borough's housing stock
- The opportunity to make optimal use of land which is currently derelict and underutilised
- Regeneration benefits for the Fair Field Masterplan area through the delivery of a significant redevelopment of a central site within the Masterplan area
- Delivery of high quality public realm including
- The critical pedestrian link from George Street to Fair Field,

- High quality link to the north of the site (towards Park Hill Park) across the railway line over Hazeldean Bridge
- Delivery of opportunity for further pedestrian connections to the south connecting to Barclay Road
- Creation of active frontages to the public realm through provision of commercial uses (with potential for inclusion of health facilities) which would activate the Fair Field and Masterplan area

9.81 Officers are of the view that those public benefits would outweigh the harm caused to the various heritage assets, considered individually (as detailed above) and as a whole, and are satisfied that the approach adopted by the applicant in terms of design, heritage and townscape is sound and can be supported.

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

#### General – (Space Standards, Amenity and Accessibility)

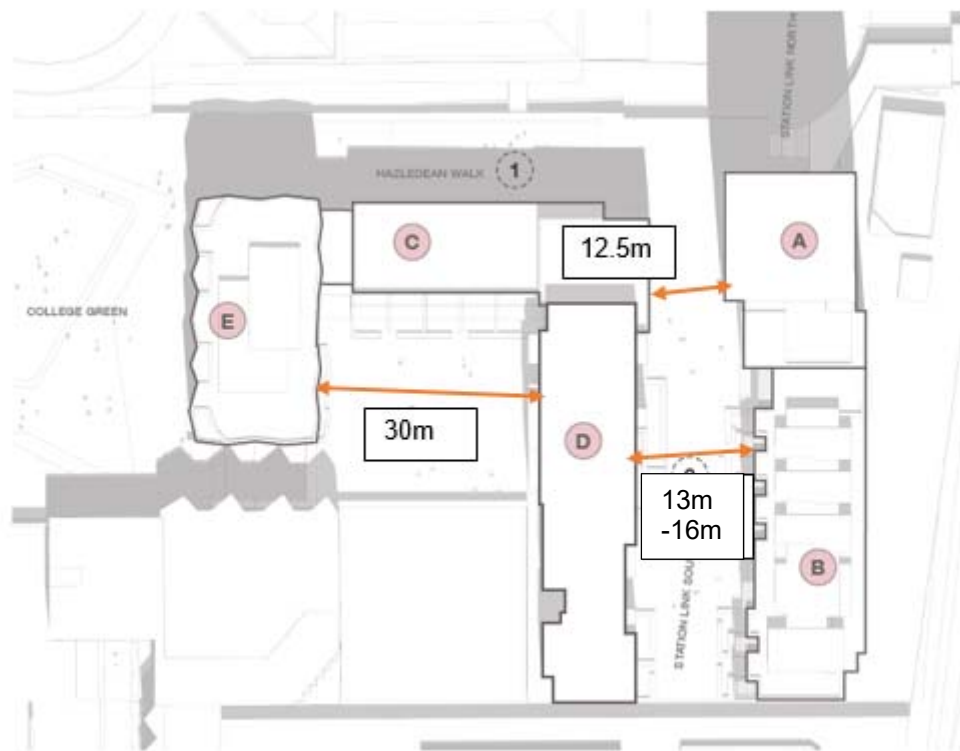
9.82 The flats have been designed to meet National Technical Housing Standards with regards to internal floor space. Each flat would also have a private outdoor amenity space in the form of private balcony or terrace in line with London Plan standards. In addition, the scheme would provide a large private courtyard of about 750sqm and additional semi-private amenity space to the end of the route between Blocks B and D. The scheme has been designed to ensure accessibility and inclusivity, with level access and accessible lifts provided. The proposal would meet the London Plan requirement for 10% of units to be wheelchair accessible (M4(3) compliant) and all others to meet the requirements of M4(2) to be wheelchair adaptable. This provision would be secured by planning condition.

#### Layout, Outlook and Privacy

9.83 The blocks would be generally well laid out, with no more than 8 units per core, in line with the London Plan housing standards. Each block would have a shared entrance, accessed from the public realm for Block A and B, from the private amenity courtyard for Block C and E and from both for Block D. Blocks B, C, D and E would all provide individual front doors to several flats accessed either from the public route between Blocks B and D or from within the residential courtyard. These would encourage passive surveillance of the public and private amenity space as well as providing activation at ground floor.

9.84 The London Plan recommends that single aspect units should be avoided where possible, particularly north facing single aspect units. The emerging London Plan, policy D6 suggests that developments should maximise the provision of dual aspect dwellings and avoid single aspect dwellings unless they are considered a more appropriate design solution to meet the requirements of policy D3 (optimising site capacity) and demonstration that the units would benefit from adequate passive ventilation, daylight and privacy and avoid overheating.

9.85 The development would not include any north facing single aspect units. The majority of flats would be dual aspect, including all of the flats within Blocks B and C. There are 168 single aspect units within the scheme but of these, 54% have been designed to provide some variation in the outlook (such as angled windows facing onto a balcony) which would provide sufficient outlook, provide cross ventilation and limit any potential overheating. The outlook and layouts are therefore considered acceptable.



Plan showing minimum separation distances within the site

9.86 Given the town centre location, the layout of the development would create a dense urban block which would lead to some close proximities between blocks. The most constrained relationships would be within the site itself, between windows in Block A and C which at its tightest would be just over 12m. In addition, flats proposed within Block D and B would overlook each other, across the north-south route at a distance of between 13-16m; these relationships have been improved since pre-application discussions. That said, the relationship of flats overlooking the communal north-south route would provide high levels of natural surveillance. For the closest relationships, the scheme has sought to limit direct overlooking through careful window and balcony placement (and offsetting) within Blocks A and C. Overall and on balance, the relationships within the site are considered acceptable.

9.87 The proposed site layout would result in 24 flats within Blocks A, D and E experiencing some close adjacencies to the College Tower site, the Magistrates' Court and College Annexe site respectively. However, officers are satisfied that the proposals would not result in significant harm to the living conditions of future residents in view of the design and layout of the proposed flats which means that none of the flats would be reliant on the affected windows for their sole outlook. The relationships with adjacent sites is considered in more detail in the neighbours section below.

#### Daylight/Sunlight

9.88 The applicant has submitted an assessment of the internal daylight and sunlight for the proposed flats, using the tests set out in the BRE guidance. The guidance states that the tests should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. The NPPF 2019 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially

important that planning policies and decisions avoid homes being built at low densities, and to ensure that developments make optimal use of the potential of each site. The NPPF advises that local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in the NPPF. It goes on to state that when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme provides acceptable living standards).

9.89 The assessment has tested the daylight and sunlight of the proposed flats, taking into account likely cumulative impact. The daylight and sunlight analysis therefore includes the potential impact from the College Tower (co-living scheme), Mondial House (approved development) and the emerging College Annexe scheme which would represent the worst-case scenario for the daylight and sunlight likely to be experienced by future residents of the proposed development.

9.90 The table below provides a summary of the report's conclusion as to the daylight and sunlight levels in the proposed flats (presented as percentage of windows/rooms which meet the BRE tests):

	Daylight	
	ADF	Daylight Distribution
Block A	90%	67%
Block B	62%	29%
Block C	70%	54%
Block D	58%	19%
Block E	92%	14%
<b>Total</b>	<b>77%</b>	<b>40%</b>

9.91 In terms of daylight, overall the scheme would provide a high levels of daylight with 818 of the 1067 habitable rooms (77%) achieving or exceeding the recommended ADF values (set at 1% for bedrooms and 1.5% for living/kitchen/dining rooms). The breakdown of best and worst performing rooms in each block is set out below:

	Lowest	Highest
Block A	0.24%	9.67%
Block B	0.30%	7.30%
Block C	0.20%	6.60%
Block D	0.40%	5.30%

Block E	0.39%	5.28%
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- 9.92 The poorest performing rooms in the development would be located on the lower floors, mostly facing into the north–south route and located within Block B and D. Both blocks have been reconfigured during the course of the application to improve the internal layouts, increasing the number of dual aspect units and rationalising the balcony design and locations. In particular, Block B benefits from dual aspect units (with large living/dining/kitchens with dual aspect), deck access to one side and large balconies over-looking the north-south route. These design features (beneficial for overall residential quality) contribute to the lower percentage of ADF compliance.
- 9.93 Blocks A and Block E both have particularly high pass rates of 90% and 92% demonstrating that the majority of flats within these blocks would achieve high levels of daylight. Across the scheme as a whole, ADF compliance is generally high above 7<sup>th</sup> floor. Critically, the percentage of flats meeting the ADF test would be higher, compared to the extant hybrid permission (improvement from 64%).
- 9.94 There would be 9 rooms across the whole development which would achieve an ADF in excess of 6%. The guidance suggests that an ADF in excess of 6% might lead to overheating and loss of heat in the winter. An energy assessment and overheating analysis was undertaken which confirmed that with suitable mitigation, the development would provide suitable insulation and overheating mitigation. This is discussed in detail in the environment section below.
- 9.95 In addition to the ADF, the report considered daylight distribution within each room. The layout and density of the scheme and the surrounding can affect the levels of daylight distribution achievable. 40% of the habitable room windows would meet the daylight distribution test. 44 rooms across the scheme would fail to achieve any daylight distribution (0% where the target is 1%) of which 17 would be living rooms (5 in Block E, 6 in Block B, 4 in Block D and 2 in Block E). The daylight distribution is further limited by balconies and the depth of rooms within the scheme.
- 9.96 Whilst the majority of rooms within the scheme would achieve overall acceptable levels of light (with high ADF), the daylight distribution analysis suggests that daylight penetration within rooms would be poor, although this is mostly a function of sizable balconies limiting light penetration into deep living/dining/kitchen areas.
- 9.97 In terms of sunlight, 40% of the tested rooms (all living rooms within the scheme) would achieve both the annual and winter sunlight targets set out in the BRE guidance and 47% of living rooms would meet the annual APSH (with 58% meeting the APSH target within the winter months). The sites general compliance with the BRE tests is set out in the table below:

	Sunlight		
	Annual APSH	Winter APSH	Total APSH
Block A	68%	66%	66%

Block B	28%	39%	26%
Block C	20%	52%	13%
Block D	28%	57%	23%
Block E	59%	62%	59%
<b>Total</b>	<b>47%</b>	<b>58%</b>	<b>40%</b>

9.97 The percentage of flats achieving the BRE target would be low and would be slightly lower than those achieved for the hybrid permission, given the higher densities proposed as part of the current scheme. However, whilst the BRE guidance recommends that developments seek to orientate living room windows to the south where possible to maximise sunlight opportunity, it acknowledges that this may not be possible for larger developments of flats, especially when seeking to achieve an efficient layout of a site. In this case, all living room windows would have an east, south or west orientation, to ensure that they achieve as much sunlight as possible whilst also optimising development within the site. The table below sets out the lowest and highest APSH figures for each block:

APSH	Annual APSH (target 25%)		Winter APSH (target 5%)	
Block A	0%	84.9%	0%	28.12%
Block B	0%	58.20%	0%	16.84%
Block C	0%	49.01%	0%	14.06%
Block D	2.89%	77.69%	0.12%	24.92%
Block E	2.50%	62.08%	1.23%	16.20%

9.98 There would be 24 living rooms (out of 421) across the site which would not be expected to achieve any direct sunlight on an annual basis. These would be located to the lower floors of Block A and Block C and would include 10 living rooms up to the 7<sup>th</sup> floor in Block A all facing into the site, 13 living rooms up to the 5<sup>th</sup> floor within Block B and 1 flat at the third floor within Block C. All of the rooms which fail to achieve any direct sunlight are located at the lower floors of the development and would face into the site across the north-south route and would therefore be affected by the massing of the scheme itself.

9.99 Whilst officers acknowledge the low sunlight levels, the majority of flats above the 9<sup>th</sup> floor within the scheme would achieve the annual sunlight targets. Below the 9<sup>th</sup> floor, those flats which would achieve low sunlight levels would be generally located facing into the site and with deep balconies. The BRE guide notes that even modest obstruction can block sunlight, especially in the summer. The living rooms have all been orientated away from due north and all flats would have large windows to maximise the level of sunlight.

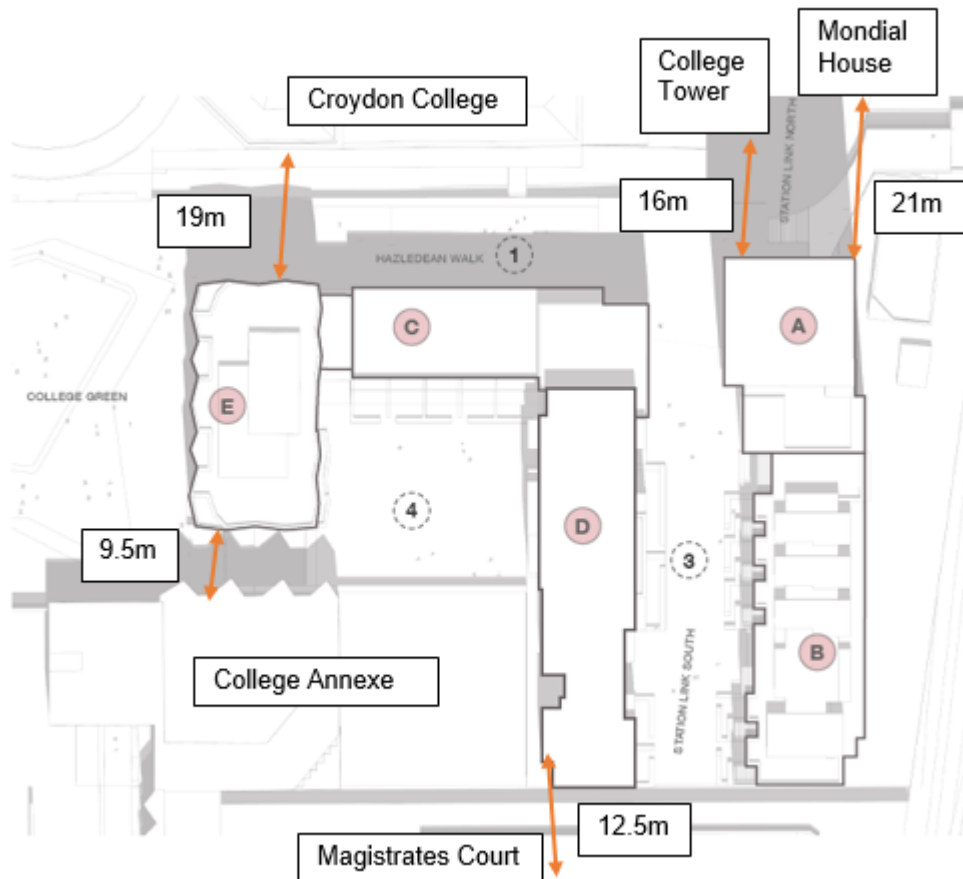
- 9.100 The report confirms that 70% of the open space (public realm and shared amenity space within the site) would achieve at least 2 hours of direct sunlight on 21st March which would exceed the BRE test (which sets a 50% target). The reports suggests that in mid-summer, this would increase to 98% of the area. Overall, it is considered that the public realm and amenity space would achieve suitable levels of direct sunlight and they would be suitable for the intended uses.
- 9.101 The assessment provides some analysis of the potential impact of future development to the College Annexe site to the south of the residential courtyard (based upon emerging proposals for a 4-12 storey building). As would be expected, due to orientation, the redevelopment of the Annexe site would result in a reduction in direct sunlight experienced within the residential courtyard. In this cumulative scenario, the courtyard would not meet the BRE target, with only 28% of the courtyard receiving at least 2 hours of direct sunlight. However, this would be an improvement upon the extant hybrid permission which achieved 2 hours of direct sunlight over 14% of the courtyard. This was considered acceptable at the time, subject to detailed landscaping design. The level of overshadowing is not unexpected for a dense city centre scheme and given the proximity of adjacent public amenity in the Fair Field and Park Hill Park, officers are satisfied that it would provide suitable residential amenity for future residents and would not prejudice development coming forward on the College Annexe site. The detailed landscaping design would be secured by condition.
- 9.102 In summary, whilst officers acknowledge that the daylight and sunlight levels are constrained (particularly at the lower levels of the scheme) they are considered acceptable in the context of a high density development. As noted in the NPPF and London Plan, daylight and sunlight is only one consideration in assessing the quality of accommodation. The NPPF, London Plan and the BRE guidance itself, all suggest that a flexible approach to the targets should be taken, particularly in high density areas. On balance, the quality of the proposed accommodation is considered acceptable and the benefits of the scheme would outweigh the harm caused by the constrained daylight and sunlight levels within the lower floors of the development.

### Playspace

- 9.103 The scheme would provide a large private courtyard of about 750sqm and an additional semi-private amenity space to the end of the route between Blocks B and D of which about 450sqm is indicated as soft landscaped areas and/or a dedicated play-space. The London Plan policy 3.6 states that development proposals should make provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs. CLP policy DM10 sets out the need to provide play-space for children at a minimum of 10sqm for every child. This equates to 415sqm of play-space for the development. The space provided would be more than sufficient to meet this requirement and would provide a mixture of informal and more formal play structures and opportunities for incidental play. There would also be additional opportunities for play within the southern end of the north-south route between Blocks B and D and incidental play within the wider public realm. The proposals are considered acceptable subject to further detail (secured by condition) regarding the specific play strategy and features as set out in the design section above.

### **Impact upon Surrounding Land Uses and Residential Neighbours**

9.104 The development is bounded to the north by the Croydon College building and development sites College Tower (a vacant plot of land with extant permission for a mixed hotel and residential scheme and resolution to grant permission for a taller residential and co-living scheme) and Mondial House (an occupied office building with extant permission for a residential building). To the south, the site is bounded by the Magistrates' Court and the College Annexe (a vacant community building). To the west, the site bounds the open square of College Green which is due to be re-landscaped. The nearest existing residential properties are located to the east fronting onto Altyre Road (separated by the railway) and to the south on the southern side of Barclay Road over 50m from the proposed Blocks A-E.



Plan showing closest relationships with the adjacent neighbouring buildings

### Outlook and Privacy

9.105 To the north, Block A would be located roughly 16m from the proposed College Tower development and 21m from the approved Mondial House scheme. Block A would only align slightly with the corner of College Tower, with 6 windows appearing to face directly onto windows in the southern elevation of this neighbour. The affected rooms within the College Tower redevelopment would have additional windows to the east and the windows in Block A would all be secondary living room windows (with the flats all having their main outlook to the west). The separation distance is considered sufficient to protect the privacy and residential amenity of these neighbours, particularly given the dual aspect nature of the rooms affected. The window to window distances between Block A and Mondial House would also be sufficient to protect the residential amenity of this neighbour. Block C and E would be located between 19-20m to the



south of windows in the College Building. In their objection, the College have raised concerns about the potential for overlooking into classrooms, particularly given the young age of some of their students. However, officers are satisfied that the window to window distances would be more than sufficient to limit the possibility of overlooking to classrooms within this building.

9.106 To the south, Block C would be located about 26m from the boundary with the College Annexe, providing a suitable relationship. The southern elevation of both Blocks B and D would present blank elevations where they would abut the Magistrates' Court boundary. Block D would have 7 flats (14 bedroom windows) which would have close proximities to the boundaries with the College Annexe site and the Magistrates Court. Seven windows would align with rear windows in the Magistrates' Court at a distance of 12.5m. However, only 3 windows in the Magistrates Court would be directly overlooked and given the distance and use of the building, the relationship would be acceptable. Seven windows would overlook the very southern edge of the Annexe car park, at a distance of 3.8m from the boundary. However, the window to window distance with existing windows would be over 30m and given the position of the windows overlooking only the very south-eastern corner of the site, there would be no overlooking to windows proposed within the emerging College Annexe proposals.

9.107 Officers acknowledge that the relationship between Block E and the College Annexe site would be close, with window to window separation between Block E and the emerging scheme between 10-11m (and roughly 9.5m for the existing building). Whilst Block E and the Annexe building/site would have a closer proximity than might usually be considered acceptable, the positioning and prominence of Block E has been designed to provide a solid architectural end point to the Fair Field and would also help provide separation between the public and private space. Moreover, Block E has been designed to limit any loss of privacy to any flats within the College redevelopment scheme. The windows within the ground floor residential unit of Block E have been realigned so that none would face onto the adjacent site and on upper floors, the rooms would all have their main outlook to the east or west, with any windows/balconies angled towards the College Annexe site providing secondary outlook only. Thus, whilst it is likely that a scheme for the redevelopment of the Annexe Building might well have windows facing directly onto the side elevation of Block E, officers are comfortable that the submitted College Annexe redevelopment scheme would be able to achieve suitable levels of privacy.

9.108 Overall officers are satisfied that privacy and outlook for the neighbouring building would be sufficiently achieved.

#### Daylight/sunlight to residential neighbours

9.109 A daylight/sunlight and overshadowing assessment was submitted which reviewed the daylight and sunlight conditions within the emerging adjacent residential developments. The report analysed the impact of the development on the neighbouring properties against two scenarios; firstly, a baseline 'existing' scenario of a cleared site and secondly an alternative target, based upon a mirror image of the adjacent developments. The BRE guidance allows for flexibility and suggests alternative targets in special circumstances, such as in an area with modern high rise buildings where a higher degree of obstruction may be unavoidable. Officers accept that some weight can be given to the mirror image target, given that it is designed to encourage an equitable relationship between sites where there are windows in existing buildings along the boundary which would otherwise limit the development potential of adjoining

sites. This is particularly relevant given that this is a high density town centre brownfield site which CLP and the emerging London Plan seeks to optimise (in terms of its overall development potential). The NPPF and London Plan both state that an appropriate degree of flexibility needs to be applied when using BRE guidelines to assess daylight and sunlight impacts of new development on surrounding properties. The London Plan Housing SPG suggests that the guidelines should be applied flexibly to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where the BRE advice suggests considering the use of alternative targets. It goes on to state that to fully optimise housing potential on large sites, it may be necessary to depart from standard practice, whilst still achieving satisfactory levels of residential amenity and avoiding unacceptable harm.

9.110 The report analyses the following adjacent developments:

- College Tower: The report considered the recent co-living and residential scheme which has received a resolution to grant subject to legal agreement. The previous extant permission, which had hotel bedrooms facing onto the site, has not been tested. Testing the recent scheme was considered appropriate, as a worse-case scenario for the site, as it was the larger of the two schemes, with a higher number of residential properties in close proximity to the application site.
- Mondial House: The existing building is in office use and was not been tested as it is not considered to be a sensitive receptor. The extant Mondial House residential scheme was tested.
- College Annexe: The existing building is a vacant community building and was therefore not tested. The report considered the previous scheme for conversion of the building and the emerging redevelopment scheme. As the Council did not feel that the residential conversion of the existing building was a realistic proposition, officers have therefore focused on the impact of the current proposal of the emerging redevelopment scheme (which has been fully tested). Whilst this has not been granted permission, this approach is considered appropriate as it provides a benchmark for analysing the potential impact of the scheme on the redevelopment of this adjacent site, in line with the site allocation.

#### *College Tower & Mondial House*

9.111 For daylight, the report confirmed that of 697 windows tested in the College Tower development, 519 (74.5%) would meet the standard VSC target. 123 (17.6%) of the windows would experience a major adverse impact, 54 (7.7%) a moderate and 1 (0.1%) a minor adverse impact. The residential windows affected would be located to the southern elevation of College Tower, up to the 26<sup>th</sup> floor. Each residential floor of this building would have two living rooms with a southerly outlook, each with four windows to the southern elevation and one window to the east or west elevation respectively. Consequently, only 44 living rooms would be affected and all of those rooms would have other windows which would meet the BRE tests. When considered against a mirror image target, 99.6% of windows would meet the target. The report also confirmed that all rooms tested would retain sufficient daylight distribution (100% of the rooms closest to the site that have been tested, meet or exceed the standard daylight distribution test). Officers are therefore satisfied that acceptable levels of daylight would be achieved. For sunlight, although most windows would experience a noticeable change (in excess of 4% of change), 92.97% would still meet the BRE guidelines for annual sunlight and 77.6% would meet the winter target; when tested

against the mirror image target, compliance would rise to 93.2% annual and 83.4% winter). The College Tower scheme and its relationship to the current Fairfield Homes proposals has been previously assessed and was found to be acceptable. Overall, the level of daylight and sunlight retained within the proposed building is considered sufficient especially given the high density town centre location.

9.112 As regards Mondial House, for daylight, 23 (34.85%) of the 66 windows tested would meet the standard VSC BRE target. 17 windows (25.76% of the windows) would experience a major adverse impact and 26 windows (39.39%) a moderate adverse impact. The windows affected would provide light to 6 flats and are located up to 10<sup>th</sup> floor in the block closest to the application site. All of these flats would have an east-west orientation with dual aspect living rooms. When considered against the mirror image target, 93.94% of the windows would meet this target. For daylight distribution against the standard test, 30% of the rooms tested would meet the BRE guidance, but when tested against a mirror image target, 93.3% of rooms would comply, with only 2 rooms failing. In terms of sunlight, although the majority of windows would experience a noticeable change in sunlight (in excess of 4%), 59.1% of windows would meet the standard BRE guidance for both annual and winter sunlight. The 27 windows affected would all be located to the western elevation of the building and would experience a major adverse impact. The impact would be limited to 12 flats within the scheme up to the 10<sup>th</sup> floor. When tested against a mirror image target, the windows would achieve 90% compliance for annual sunlight and 95.7% for winter. Overall, whilst there would be likely to be some significant impact upon the daylight and sunlight within this proposed building, the relationship is acceptable after considering alternative values and given the high density of the Mondial House and surrounding schemes.

#### *College Annexe*

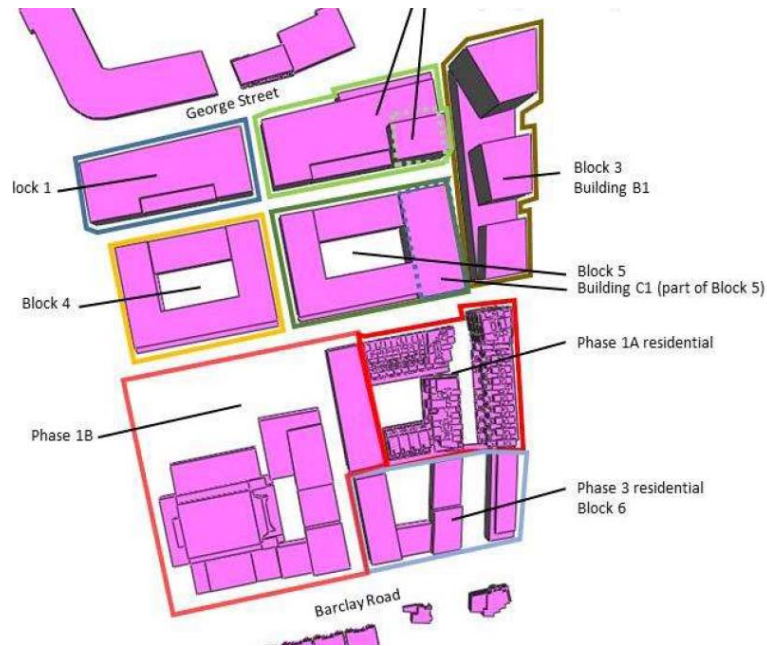
9.113 For daylight, of 155 windows modelled, 69% would meet the standard VSC test. 15.5% (24 windows) would experience a major adverse impact, 8.4% (13) moderate and 7.1% (11) a minor adverse impact. 20 flats within this emerging scheme would be affected located at the lower floors facing onto the application site up to the 8<sup>th</sup> floor. When considered against a mirror image test, compliance rises to 83.2%. In terms of daylight distribution, only 19.1% of rooms would achieve the standard BRE target. Against the mirror target this would rise to 60% compliance. For sunlight, 82.5% of windows would achieve acceptable annual sunlight levels (rising to 87.1% against the mirror target) and 100% of windows for winter sunlight levels. Overall, whilst the development may have a major adverse impact upon the daylight to some of the north facing windows of the proposed neighbour, the daylight and sunlight conditions are considered acceptable given the town centre location, in an area where high density developments are supported by the NPPF, London Plan and Local Plan. The impact is not considered significantly prejudicial to the development potential of the College Annexe.

#### *Other residential neighbours*

9.114 The nearest existing residential neighbours are located over 50m from the tallest building in the development - to the east fronting onto Altyre Road (separated by the railway) and to the south on the southern side of Barclay Road. Given the distances between the site and these properties, officers are satisfied that the development would not result in any significant daylight/sunlight impacts to these properties.

#### Non-residential buildings (Croydon College & Magistrates Court)

- 9.115 Whilst the BRE guidelines are mostly used to determine daylight and sunlight conditions for existing dwellings, they can be applied to non-domestic buildings where the occupants have a reasonable expectation of daylight and sunlight. It notes that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices.
- 9.116 The development would be located between 19-20m to the south of the eastern wing of the Croydon College building. This building has windows facing the site at basement to 5<sup>th</sup> floor. Objections have been received which raise concerns over the impact of the development on the College and in particular, loss of daylight and sunlight to classrooms and workshops within this wing of the building. The daylight sunlight assessment confirmed that all 72 windows modelled would fail the VSC test and would experience a major adverse impact. The development would result in between 0.24 and 0.58 times the previous values for the windows, with the lowest VSC figures experienced at basement level (labelled ground floor on the assessment) where windows would achieve between 6.38- 18.54% (where the target is 27%). Daylight distribution has also been tested and this suggests that 76.3% of the rooms would meet the target, with 9 rooms failing, 5 of which would experience major adverse impact, 2 moderate and the remaining 2 minor adverse impacts. Whilst the test has been undertaken separately and includes more windows than the VSC and APSH tests, the rooms most affected correlate with the windows which would also fail the VSC tests – specifically those within the southern elevation of the east wing of the building. As regards sunlight, whilst all windows would experience a noticeable degree of change (more than 4%), 87.5% of windows would meet the annual APSH target providing a good level of sunlight, with the only windows not achieving a good level of sunlight being those at basement level (labelled ground floor on the assessment). Only 12.5% of the windows would meet the winter APSH, all of which would be located to the most westerly section of the southern elevation. Given the lower angle of the sun in winter, this would not be unexpected for a town centre location. Overall, whilst there would be a noticeable major adverse impact on sunlight, the majority of windows should continue to receive good levels of annual sunlight.
- 9.117 Officers note that the objector has suggested that these tests do not show accurate internal layouts of rooms within the college. The objection suggests that the internal layout is subdivided into more rooms, which means that 24 rooms (rather than the 9 suggested in the daylight distribution test) would be affected within the southern elevation of the building. These rooms are mostly classrooms, with 4 art rooms at ground floor and 5 music and technology rooms within the basement. However, officers are satisfied that the report provides a reasonable understanding of the impact of the development and is sufficient to demonstrate that the development would result in a major adverse impact on daylight and sunlight in the southern elevation of the east wing of the building.
- 9.118 As part of the hybrid permission, it was anticipated that the College building would be redeveloped to provide two residential blocks (Block 4 & 5) as shown in the plan below. Of relevance to the comparison to the current proposals, the hybrid scheme analysis concluded that the Phase 1A development, would have an impact upon the southern elevation of Block 5. In relation to Block 5 (excluding building C1), it was accepted that the phase 1A scheme would have a moderate adverse effect upon VSC to the ground and first floor and minor adverse effect upon VSC to the second, third and part of the fourth floors. Given the above, it is clear that had the hybrid Phase 1A development been built out with the College building remaining in place, it would have given rise to some moderate to minor impacts upon this neighbour in terms of daylight.



Plan showing position of Blocks 4 & 5 from the hybrid permission (for redevelopment of the College building)

9.119 Officers are satisfied that when balanced against the benefits of the scheme (including delivery of new housing, regeneration of the Fairfield masterplan area and improved legibility of the site) these would outweigh the harm to the daylight and sunlight experienced within the College building, recognising that the spaces are not used residentially.

9.120 There are windows in the rear elevation of the Magistrates Court which face onto the site at a distance of 8.65m away from the boundary. Given the use of the building, it is not considered to be a sensitive receptor.

Public Realm – the Fair Field

9.121 The submitted daylight/sunlight assessment confirmed that the development would not result in significant overshadowing to the Fair Field. In fact, nearly 100% of the Fair Field would receive at least 2 hours of direct sunlight on 21<sup>st</sup> March, significantly exceeding the BRE test (and the whole area would receive over 2 hours in mid-summer). The assessment goes into further detail to confirm that at least 62% of the area would receive at least 6 hours of sunlight (shown in dark orange and red in the plan below). This demonstrates that the development would have a negligible impact upon the usability and attractiveness of this important public square.

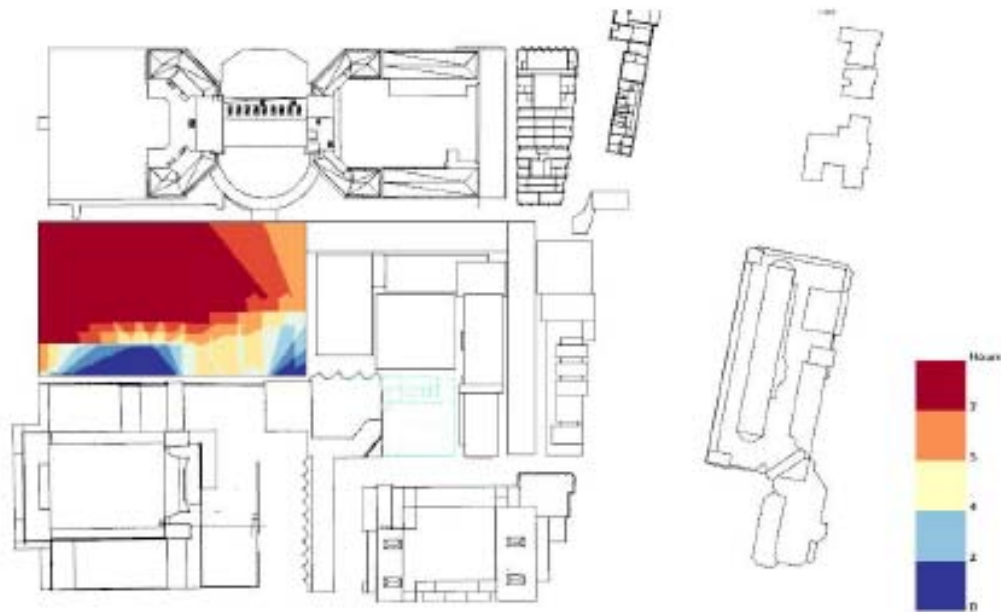


Figure 21 - College Green detailed analysis of the sunlight hours on the 21st of March

### Plan showing sunlight levels to the Fair Field

9.122 It is also noted that the wind tunnel testing (see detailed comments in section below) confirms that the scheme would not result in any significant impact upon wind conditions in Fair Field and these would remain suitable for sitting and walking and in fact when tested with a cumulative development scenario to include surrounding schemes, the wind conditions would improve.

### Transport

9.123 The site has a Public Transport Accessibility Level (PTAL) of 6b (on a scale of 0 – 6b, where 6b is the most accessible). The site therefore has an excellent level of accessibility to public transport links.

### General

9.124 A transport assessment has been submitted which assesses the transport implications of the scheme. The trip generation methodology for the proposed non-residential use would be acceptable; although the peak hour trip rates for the residential development are low in comparison with those applied to other permitted development in the town centre. Due to the low level of car parking proposed, it is expected that there will be a net reduction in vehicle trips compared with the previous use as a multi-storey car park.

### Pedestrian Movement

9.125 The proposals would provide significant improvements to pedestrian movement with the provision of public step-free routes connecting the site levels and the wider Fair Field Masterplan area. A step free route would be provided through the site from the Fair Field which would tie into podium levels for the adjacent College Tower site providing a high quality step free route through to East Croydon station. In addition, pedestrian access would be provided to Hazeldean Road and Park Hill Park beyond via steps up to the Hazeldean Bridge. Moreover, a public lift would be provided at the

base of Block A, which would provide step free access from basement level and ground floor up to the Hazeldean Bridge level. Should the scheme come forward prior to development of the College Tower site, the lift would provide step free access to the basement level providing a step free route along College Road ramp to George Street. Additionally, outside the site boundaries, the Fairfield Halls has lift provision and a pedestrian ramp to the Park Lane frontage. TfL have requested a condition for suitable wayfinding provided within the public realm signposting the step-free routes available. Subject to this, the scheme is considered to comply with the Mayor's Healthy Streets Approach and policies T2 and D7 of the emerging London Plan.

### Sustainable Transport

9.126 The Transport Assessment identifies a proposed uplift in the number of residential units proposed is expected to increase the demand for public transport services in the peak hours by nearly double (a 47% increase). A financial contribution has been sought by TfL towards public transport network improvements within the Croydon Metropolitan Centre. A significant shortfall has been identified in the costs to provide additional capacity improvements within Croydon Town Centre and without these improvements, the network would be unable to cope with the increased demand. It is anticipated that this would be used to pay for studies, capacity improvements and new bus/tram infrastructure which would directly serve the development and would allow the local public transport network to meet identified future demand.

### Car Parking

9.127 Under the hybrid planning permission, the approved basement car park was intended to provide a mixture of general public car parking (including some allocated to Fairfield Halls and associated uses and the replacement college building) and residential car parking. The intention was for cars (and general parking circulation) to access the basement from the existing Barclay Road ramp (which was approved with a reduced width) with servicing taking place via the College Road ramp. These access arrangements are proposed to remain unchanged as part of the current proposals.

9.128 In high PTAL areas such as this location, the Local Plan, London Plan and emerging London Plan supports car free developments. A car free development is considered acceptable at this location, subject to removing access to CPZ on-street parking permits for the whole development; secured through the S.106 Agreement. The emerging London Plan seeks to ensure that 3% disabled parking is provided and to demonstrate that up to 10% could be accommodated on site. The car park provides 13 disabled spaces which would meet the 3% requirement. The applicant has confirmed that the spaces would be leased rather than sold. They note that take up of blue badge parking spaces across London is circa 3% and therefore do not envisage the need for further spaces to be implemented. However, TfL have requested that a car parking management plan be secured by condition and that this should demonstrate:

- How disabled persons parking for up to 10% of the total dwellings (42) would be provided in the future if required.
- how the shared parking with the public car park will be managed to restrict car parking to the 13 allocated spaces (to ensure that residents would not be able to obtain long term parking tickets in the Public car park)
- confirm that the parking spaces for residents will be leased (not sold)

- confirm that at least 1 disabled parking space is provided for non-residential use with step free access to the ground floor

9.129 CLP Policy DM30 states that 20% of parking bays should have EVCP with future provision available for the other bays. The scheme proposed to meet this requirement with 20% active and 80% passive provision which is also in line with emerging London Plan policies. Full details and provision of the EVCP would be secured by conditions.

#### Car Club

9.130 Policy DM30 of the Croydon Local Plan (2018) requires 5% of the total number of spaces to be provided as on-site car club spaces, with additional spaces at a rate of 1 space for every 20 spaces below the maximum overall number of car parking spaces as set out in the London Plan. The proposals includes 12 car club spaces within the basement (in addition to 18 spaces planned for the remaining part of the public car park beyond the site boundary). In addition, a planning obligation would be secured for free car club membership (paid for by the developer) for all occupiers of the flats. This would be in accordance with the intentions of the policy, contributing to sustainable transport infrastructure.

#### Cycling and Cycle Parking

9.131 The proposals would provide improved cycle connectivity to the nearby national and local cycle network, with the step free link connecting to the College Tower scheme and through to College Road and George Street. In addition, wheel channels would be provided as part of the Hazeldean bridge steps, in addition to a publicly accessible lift which would improve the connection to the national cycle network.

9.132 745 long-stay cycle parking spaces and 38 short-stay spaces would be provided which would be in line with the emerging London Plan standards. The long stay parking would be provided within dedicated cycle stores at ground or basement level, mostly in the form of two tier stands. Updated plans have been provided by the applicant to provide 5% of the total spaces as large enough to accommodate adapted cycles in line with the London Cycling Design Standards which is considered acceptable. A number of stands are proposed within the basement and TfL are currently reviewing updated layout plans and access routes for cyclists and it is expected that this matter will be resolved during discussions as part of the GLA stage 2 consultation. The majority of the short stay spaces would be provided within the public realm. Whilst not covered, these would provide high quality short stay visitor cycle parking (proposed as Sheffield stands) subject to submission of detailed design.

9.133 The maximum number of spaces required for the commercial units has been identified as 10 (Block A: 1, Block C: 7, Block E: 2). TfL have suggested that since the final occupiers of the flexible non-residential space have yet to be determined and given that the units are proposed as a shell and/or shell and core, the future installation of the compliant number of cycle parking spaces in accordance with the draft London Plan can be accommodated at a later date. This will be secured in the tenant lease agreement and would also include the provision of shower and changing facilities. These details would be secured through condition and within the provisions of the Travel Plan.

#### Delivery and Servicing



9.134 A draft delivery and servicing plan has been provided, stating all deliveries and servicing are to take place from the basement, accessed off College Road. The proposed residential delivery and servicing trips have been compared with those for other consented schemes and are therefore accepted. The detailed Delivery and Servicing Plan (DSP) should seek to reduce the impact of these trips through consolidation and sustainable freight. TfL have suggested that this could include provision of facilities to support the use of cargo bikes for delivery and the consolidation of deliveries in the Fair Field Masterplan area. The draft DSP has been updated during the application to provide two additional servicing/drop off zones adjacent to the commercial cores and provide access for taxi/disabled drop off alongside residential servicing operations. The principles set out in the draft DSP is considered acceptable subject to detailed design. A detailed DSP would be secured by condition.

#### Construction Logistics

9.135 Given the scale of the development, a condition requiring the submission of a detailed Construction Logistics Plan is proposed to ensure that the construction phase of development does not result in undue impacts upon the surrounding highway network. This is of particular importance given that there are a number of developments consented or proposed surrounding the site and site logistics and build programmes will therefore need to be co-operative between developers to manage the potential for multiple schemes to be delivered simultaneously.

#### Refuse Collection and Storage

9.136 The proposal includes bin storage in the basement of each block. Each bin store would be located within an acceptable distance from residential front doors and sufficient numbers of bins for waste, dry and food recycling in line with Council standards. Swept paths have been provided for waste and recycling vehicles, confirming that they would be able to manoeuvre safely within the basement with sufficient floor to ceiling heights provided to ensure that the basement is accessible for collection purposes. Each commercial unit would require separate waste and recycling facilities at basement level, details of these and the associated strategy would be secured by condition.

#### Travel Plan

9.137 In order to ensure that the identified modal shift is adequately supported and barriers preventing the uptake of more sustainable transport modes and suitably imposed, a residential travel plan and commercial travel plan and monitoring for three years would need to be secured through the S.106 agreement.

#### Fire Access

9.138 A fire tender access note has been provided which confirms that fire tenders would reach the buildings over the Fair Field public realm podium from Park Lane. The principles and tracking details for this strategy is considered acceptable (subject to building regulation compliance). However, the proposals do not address access changes which may be required on Park Lane to facilitate this fire strategy. Park Lane currently provides bus standing space for a number of bus routes. The bus standing may require changes to provide clear access and a dropped kerb. S106 obligations would secure any work required to strengthen the Fair Field podium and changes to the bus standing to provide emergency vehicle access.

## Highway works

- 9.139 Necessary highway works would be required in order to enable the construction of the site, these works will be undertaken under a S.278 highway agreement with the Council's Highway Team. This would be secured within the S.106 agreement.

## **Environmental Impact, Sustainability & Flooding**

### Energy

- 9.140 Policy SP6.3 requires new development to minimise carbon dioxide emissions and seeks high standards of design and construction in terms of sustainability in accordance with local and national carbon dioxide reduction targets. This requires new build, non-residential development of 500sqm and above to achieve a minimum of BREEAM Excellent rating, CO2 reduction beyond the Building Regulations Part L (2013) and new build residential development over 10 units to achieve the London Plan requirements or National Technical Standards (2015) for energy performance (whichever is higher). The policy also requires the development to incorporate a site wide communal heating system and to be enabled for district energy connection.
- 9.141 A detailed Energy and Sustainability Strategy report was submitted which confirmed that the development has been designed in accordance with the London Plan hierarchy – 'Be Lean, Be Clean, Be Green' to maximise the reduction of carbon dioxide emissions associated with the development. It notes that whilst the hybrid permission proposed supplying the previously approved dwellings with heat from the Fairfield Halls energy centre, with the increase in units, this is no longer possible. However, the strategy is still to connect to this energy centre while providing additional plant within the housing development. More importantly, it would be designed to allow for future connection to the proposed Croydon town centre district energy network. Connection to any future district energy network would be secured through the S.106 Agreement. With gas CHP no longer providing carbon reductions (under the emerging London Plan) the proposal is to supplement the heat with an air source heat pump (using heat storage to balance the supply/demand). Additionally, photovoltaic panels are proposed to be accommodated on available roof-space. The proposed strategy is considered acceptable and would achieve a suitable level of carbon emission reduction on site in line with the London Plan policy. A carbon offset contribution would be secured through S.106 Agreement, to offset the remaining carbon emissions to meet the Zero Carbon standard. With regards to the commercial units, the scheme is expected to achieve a 15% reduction in carbon emissions which would be in line with the emerging London Plan policies. Overall, the proposals are considered acceptable subject to provision of offset contribution secured through the S.106 Agreement and conditions to ensure that the development is built in accordance with the Energy and Sustainability Strategy Report and submission of BREEAM certificates for the commercial units.
- 9.142 An overheating analysis has been undertaken which confirms that compliance can be achieved using internal blinds and cooling in Blocks A and B. The GLA have requested additional information to further test this compliance. Mechanical cooling is being proposed in the dwellings which is not usually supported by the GLA, especially if passive or other measures have successfully addressed the risk of overheating. However given the specification of cooling in blocks with acoustic constraints only and that passive measures have been maximised, the use of mechanical cooling is considered acceptable in this instance. The additional modelling is expected to be

reviewed by the GLA during their Stage 2 response and any additional conditions secured to ensure compliance.

#### Water Use

- 9.143 Policy SP6.3 requires all new build residential development to meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G. A planning condition is recommended to secure compliance with this target.

#### Flooding & Sustainable Drainage

- 9.144 The site is within Flood Zone 1 (low risk) and an area of surface water flood risk. The applicant has provided a Flood Risk Assessment and Drainage Strategy. This sets out a strategy for managing runoff from the various parts of the site using cellular storage system, flow control to restrict discharge and discharge into Thames Water surface water sewer. The drainage strategy considers sustainable drainage hierarchy and incorporates green roofs as much as possible. Details have been updated since the submission of the application to increase the number of green/brown roofs. The Lead Local Flood Authority assessed the proposed scheme and following submission of additional information raise no objection to the proposals subject to the imposition of conditions.
- 9.145 With regards to foul water and surface water network infrastructure capacity, Thames Water raised no objection. An informative is recommended to advise the developer that Thames Water underground water assets are located within 15m of the development with water mains crossing or close to the development. Thames Water have requested a condition be imposed, requiring the developer to liaise with them to discuss the impact on the existing water network infrastructure, and whether upgrades are required to accommodate the development. This is included within the recommendation.

#### Contamination

- 9.146 Previous investigations have been undertaken as part of the hybrid permission but further information is required to ensure that the development would not lead to contamination risks. This would be secured by condition.

#### Air Quality

- 9.147 The entire borough of Croydon is an Air Quality Management Area (AQMA) and therefore careful consideration to the air quality impacts of proposed development is required. The submitted air quality assessment demonstrates that the development will be air quality neutral and thus compliant with policy 7.14 of the London Plan. The air quality assessment is considered acceptable and a condition is recommended to secure compliance. Because of the increasing relative contribution of non-road transport sources of emissions of air pollution to breaches of the air quality objectives and the exposure reduction target, the Council considers that development of this scale should play a greater role in improving air quality and therefore a contribution towards air quality improvements would be secured through the S.106 Agreement.

#### Noise

- 9.148 A noise and vibration assessment has been submitted which confirms that whilst the site is located adjacent to the railway line, disturbance from vibration is very unlikely

across the site. The noise environment has been tested and the report provides recommendations for suitable façade construction to respond to the various noise levels and provide suitable noise mitigation to protect residential amenity. The acoustic environment and mitigation measures are considered acceptable subject to conditions that the development should be built in accordance with the noise and vibration assessment.

#### Wind mitigation

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

9.150 A wind tunnel assessment of the impact on the local microclimate has been undertaken. Given the number of consented and/or proposed developments in the vicinity of the site (including the extant consent on the site itself) and to fully understand the implications of the scheme in conjunction with all surrounding built development, the wind testing was required to cover a number of different scenarios. The report has also been supported by additional computer modelling, to review the potential impact of the recent College Tower scheme and the emerging proposals for the College Annexe site.

9.151 Modelling of the existing site identified no safety issues in terms of wind and found that the environment was generally suitable for existing pedestrian uses. Testing of the proposed scheme within both the existing and proposed surrounds (without any provision for wind mitigation) identified a safety and comfort issue to the north west corner of Block E and a comfort issues around the entrances to Block A and Block B. An addendum to the original report proposed mitigation measures in the form of:

- 8 m high deciduous tree north west of Block E
- 1.5m high and 1m wide shrub north of Block E
- 0.9m deep canopies with side walls on the south side for west side entrances of Block A and B
- 1.2m high dense shrub and 1.2m high walls on the west side of Block B.

9.152 The additional computer modelling confirmed that the College Annexe redevelopment proposals and additional height of the College Tower scheme might well result in some decrease in the wind comfort levels within the square between Block A and C and the College Tower site. However the report concluded that this can be suitably mitigated by the proposed wind mitigation within the scheme and wind mitigation proposed for the College Tower scheme. The reports have been reviewed by an independent consultant and are considered to be sound and the mitigation proposed is supported.

9.153 Overall, the proposed mitigation is considered acceptable. Implementation and maintenance of the wind mitigation will need to be secured through the S.106 Agreement, as well as the detailed design of the tree pits and their management to ensure establishment of and longevity of the required planting.

9.154 Joint workshops are taking place to ensure co-ordination of the applicant's designs with the public realm design for the Fair Field public realm competition scheme. As part of these workshops the applicant has committed to continuing the work with the

adjoining developers, to ensure the delivered public realm is as coordinated and consistent as possible. This on-going engagement is to be secured through the S.106 Agreement.

#### Construction Impacts

9.155 A Construction Environmental Management Plan would be secured by condition, to ensure adequate control of noise, dust and pollution from construction and demolition activities and to minimise highway impacts during the construction phase. It is noted that the College have raised concerns about construction work and the impact upon their teaching programme. Officers note that as part of the CEMP and logistics plan, it would be expected that the applicant and their contractors would consult with this neighbour and other neighbours which may be impacted by construction noise (Fairfield Halls and Magistrates Court) in order to manage the impact of construction noise and any disruption to the operation of the neighbours.

#### Ventilation

9.156 Prior to use of any food and drink uses commencing on site, details of ventilation will be required by planning condition.

#### Light pollution

9.157 To avoid excessive light pollution, a condition is recommended requiring details of external lighting, including details of how it would minimise light pollution.

#### **Other Planning Matters**

9.158 Although fire safety is predominantly a building regulation issue, draft policy D12 of the emerging New London Plan requires developments to achieve the highest standards of fire safety for all building users. The policy sets out a number of requirements, with the submission of a Fire Statement (an independent fire strategy produced by a third party suitably qualified assessor) setting out how the development has been designed and will function to minimise fire risk. A fire statement has been submitted together with a fire tender access note. The fire statement is considered to meet the requirements of this draft policy, although it is noted that it does not address fire evacuation assembly. However, should the GLA be so minded, further details of this could be secured by condition. There are elements of the envisaged fire strategy which depart from normal guidance, but this is permitted under the building regulations code. In any case, these will need to be resolved at the detailed design stage when a detailed review is undertaken in accordance with the building regulations. The principles of the fire tender access are considered acceptable and any strengthening work required to the existing Fair Field podium to accommodate this would be secured through the S.106 Agreement. It is considered the submitted details are sufficient to satisfy the development's fire safety implications from a planning perspective. The document is currently being reviewed by the GLA and further comments are expected as part of a subsequent Stage 2 process.

9.159 London Plan policy 7.13 states that development proposals should contribute to the minimisation of potential risks and development should include measures to design out crime that, in proportion to the risk, deter terrorism, assist in the detection of terrorist activity and help defer its effects. The Croydon SPD No. 3: Designing for Community Safety sets out guidance for minimising risk, including maximising natural surveillance;

creating spaces which foster a sense of ownership; activity levels; and management and maintenance provisions. Engagement with the Metropolitan Police Designing out Crime officers has taken place during the course of the application. A condition is recommended to require the applicant to continue engagement with the Police prior to occupation and secure Secured by Design accreditation.

9.160 All other relevant policies and considerations, including equalities, have been taken into account. It is recommended that planning permission is granted in line with the officer recommendation for the reasons summarised in this report.

## **10 CONCLUSION**

10.1 The development has been considered against the development plan in accordance with s38 of the Town and Country Planning Act. Notwithstanding the scheme's failure to deliver like for like replacement open space, officers are satisfied that the proposals broadly comply with the development plan taken as a whole, especially when considering the public benefits associated with the scheme.

10.2 The proposals would deliver a sustainable development which would provide a significant contribution to Croydon's housing targets in accordance Local Plan policy SP2.

10.3 The layout, massing and density of the proposed development is considered to optimise the site capacity making effective and efficient use of a brownfield site in a highly accessible location which is well connected to jobs, services, infrastructure and amenities in accordance with the NPPF, London Plan and Local Plan policies. It broadly aligns with the anticipated desire for growth within the Croydon Opportunity Area and as envisaged by the Fair Field Masterplan.

10.4 The redevelopment of this site would help to promote the regeneration of the Fair Field Masterplan area, creating a new residential community in the Metropolitan Centre and improving connections with rest of the Masterplan and wider area.

10.5 The design, layout, appearance and detailed façade treatment of the development would be of high quality and would provide a high quality appearance and backdrop to the Fair Field public realm and would have a beneficial impact upon the townscape of the area.

10.6 The development would result in less than substantial harm to the Chatsworth Road Conservation Area and modest harm to the locally listed Fairfield Halls. However, the derived public benefits would outweigh the harm to heritage assets.

10.7 The proposal would provide a suitable mix of housing in terms of sizes supporting a sustainable mixed community. The provision of 69 Shared Ownership units (equating to 20% by habitable room) has been independently assessed as the maximum reasonable provision. Given this, both early and late stage review mechanisms would be secured.

10.8 The development would result in a limited reduction in the level of open space and would fail to provide like for like replacement open space contrary to policy. Notwithstanding this, 1775sqm of open space would be re-provided within the scheme and the layout and design would provide meaningful hard and soft landscaping and furniture to make it a useable high quality public realm. The layout would also enable the provision of a new pedestrian route linking East Croydon Station through to Fairfield

Halls and up to the Hazeldean Bridge. Provision of these routes is fully supported as improving legibility for the Fair Field Masterplan area.

- 10.9 Generally the relationship with adjacent neighbours, is considered acceptable and the development is not considered to prejudice residential development of the neighbouring sites in line with the site allocations. The scheme would however result in major adverse impact upon daylight and sunlight to Croydon College, but when set against the benefits of the scheme, the urban nature of the immediate area and the educational use of this adjacent site, this harm is considered acceptable, being outweighed by the benefits of the development.
- 10.10 The living standards of future occupiers are considered satisfactory (in terms of overall residential quality) when set against the benefits of the scheme, the desire and expectation to deliver at higher densities in such locations and the urban nature of the immediate area.
- 10.11 The level of parking and impact upon highway safety and efficiency would be acceptable, subject to conditions and S.106 Agreement.
- 10.12 The environmental impacts, including wind, noise, air quality, land contamination and flooding are acceptable subject to mitigation proposed through a combination of conditions and S.106 Agreement. Sustainability aspects have been properly assessed and their delivery can be controlled through planning obligations and planning conditions

## Appendix 1: Application drawings

Drawings: 630-19100 P1, 630-19101 P1, 630-19101.1 P1, 630-19102 P1, 630-19103 P1, 630-19104 P1, 630-19105 P1, 630-19106 P1, 630-19107 P1, 630-19108 P1, 630-19109 P1, 630-19110 P1, 630-19111 P1, 630-19112 P1, 630-19113 P1, 630-19114 P1, 630-19115 P1, 630-19116 P1, 630-19117 P1, 630-19120 P2, 630-19121 P2, 630-19122 P2, 630-19123 P2, 630-19124 P2, 630-19130 P2, 630-19131 P2, 630-19132 P2, 630-19133 P2, 630-19134 P2, 630-19135 P2,



## Appendix 2: BRE Guidance Terms

### Daylight to existing buildings

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

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

### Sunlight to existing buildings

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

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

If one of the above tests is met, the dwelling is not considered to be adversely affected. For the dwellings affected, the level of impact has been considered as follows:

Minor adverse effect	0.7 – 0.8 times its former value
Moderate adverse effect	0.6 – 0.7 times its former value
Major adverse effect	Below 0.6 times its former value

### Mirror Image Test (for daylight and sunlight to existing buildings):

The mirror image test sets an alternative target based upon a mirror image building of the same height and size an equal distance away on the other side of the boundary.

### Daylight to new buildings: Average Daylight Factor (ADF) and Daylight Distribution (DD)

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

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

rooms, the target ADF has been set at 1.5% to reflect the principle use of the rooms as a living room. This target has also been applied to studio flats.

The DD test calculates the area of the working plane in a room which can receive direct skylight. The BRE Guidelines stipulate that no more than 20% of a room should lie beyond the no sky line (ie receive no direct skylight).

#### Sunlight to gardens and outdoor spaces

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

## **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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## PLANNING COMMITTEE AGENDA

23<sup>rd</sup> April 2020

### Part 8 Other Planning Matters

Item 8.1

<b>Report of:</b> Director of Planning and Strategic Transport  <b>Author:</b> Pete Smith	<b>Title:</b> Weekly Planning Decisions
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#### 1. Purpose

- 1.1 This report provides a list of cases determined (since the last Planning Committee) providing details of the site and description of development (by Ward), whether the case was determined by officers under delegated powers or by Planning Committee/Sub Committee and the outcome (refusal/approval).

#### Planning Decisions

- 1.2 Attached as Appendix 1 is the list of delegated and Planning Committee/Sub Committee decisions taken between 16<sup>th</sup> March and 9<sup>th</sup> April 2020.
- 1.4 During this reporting period, the service issued 337 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval, applications for non-material amendments and applications for Certificates of Lawful Development). 15 applications were withdrawn by the applicants (which also appear on the list).
- 1.5 Out of the 337 decisions issued, 52 were refused (15.4%). Therefore the approval rate for last reporting period was 84.6%.
- 1.6 As Members will no doubt be aware, we are in the middle of the current corona-virus pandemic and the service is now operating remotely, working tirelessly to ensure that planning applications continue to be determined in a timely and robust manner. It is therefore encouraging that so many decisions were taken during this reporting period. Moreover the presentation of this report and other reports to this “virtual” Planning Committee is testament of service resourcefulness (working alongside others) to effectively respond to the associated challenges and the desire to continue to take planning decisions and encourage future development and growth. It is important to maintain service continuity as much as possible during this difficult time.
- 1.6 In terms of service delivery, we are continuing to engage with applicants and neighbours as part of the planning application process; planning applications are being validated, notifications dispatched as normal and site and press notices displayed in accordance with statutory provisions.

For planning applications received and validated after the 16<sup>th</sup> March 2020, we have agreed to give residents 4 weeks (instead of the statutory 3 weeks) to respond to planning application notifications. We have also agreed to continue this practice with planning applications received and validated up until the end of May 2020. We have identified some reduction in the number of planning applications received although we are hopeful that this might pick up again when circumstances improve.

1.7 Brick by Brick has recently submitted planning applications, proposing the redevelopment of various sites across the borough, to provide new homes. Whilst it is appreciated that some residents have raised concern about these planning applications being submitted during the current corona-virus pandemic, the submission dates have been planned for some time and are clearly co-incidental. As raised above, decisions have been made to extend the period of consultation/notification to four weeks with, in all likelihood, the planning applications being considered by the Planning Committee rather than by officers under delegated powers.

1.8 Notable decisions taken during this recent reporting period are listed below:

- On 8<sup>th</sup> April 2020, planning permission was refused for the conversion of 24 Kidderminster Road into a large HMO (sui generis) for 10 people (LBC Ref 20/00673/FUL). The reasons for refusal focussed on the loss of family housing and an over-intensive use of the property, resulting in excessive comings and goings, noise and disturbance, lack of cycle and refuse storage arrangements and inadequate accommodation.
- On 23<sup>rd</sup> March 2020, consent was granted to vary the planning permission previously granted in respect of Box-Park to allow the venue to continue to operate for a further 5 years – up until 1<sup>st</sup> January 2027 (LBC Ref 19/04866/CONR)
- On 31<sup>st</sup> March 2020, planning permission was refused for the erection of four storey building to the side of 22 Brownlow Road, comprising 1 x two bedroom flat and 1 x one bedroom flat and lower level car parking and cycle storage: formation of vehicular access and provision of associated bin storage (LBC Ref 20/00526/FUL). The reasons for refusal focussed on the scheme's failure to respect character and appearance, the failure to retain suitable garden space for the host property (Policy DM10.4e)) and the adequacy of on-site car parking arrangements.
- On 26<sup>th</sup> March 2020, planning permission was refused for the conversion of 66 Foxley Lane, to provide 5 residential units (3 x 2 bed and 2 x 1 bed) with extensions, alterations, introduction of roof-lights, associated parking, landscaping, cycle storage and refuse storage (LBC Ref 19/06038/FUL). The reasons for refusal focused on the failure to provide adequate accommodation in terms of compliance with floorspace standards, harm caused to on-street car parking conditions and the failure to properly accommodate refuse storage arrangements.
- On 20<sup>th</sup> March 2020, planning permission was refused for extensions and conversion of 67 Orchard Avenue to provide 6 flats (3 x 1 bedroom

flat and 3 x 2 bedroom flat) provision of car parking, refuse and recycling store, soft landscaping and new vehicular access onto Woodland Way, with hardstanding area (LBC Ref 20/00092/FUL). Planning permission was refused on grounds of inadequate accommodation, failing to provide private amenity space for some of the units and the failure to provide adequate on-site car parking to accommodate the number of units proposed.

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Bernard Weatherill House  
8 Mint Walk  
Croydon CR0 1EA

DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

## DELEGATED PLANNING DECISIONS (Ward Order)

The following is a list of planning applications determined by the Head of Development Management under delegated powers since the last meeting of the Planning Committee.

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

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

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

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

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Ref. No. :	19/05575/HSE	<b>Ward :</b>	<b>Addiscombe East</b>
Location :	275 Addiscombe Road Croydon CR0 7HY	Type:	Householder Application
Proposal :	Basement extension, two storey front, side and rear extension and roof extension.		

Date Decision: 06.04.20

**Withdrawn application**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Level: Delegated Business Meeting

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Ref. No. : 19/05964/HSE  
Location : 10 Nicholson Road  
Croydon  
CR0 6QS  
Proposal : Alterations to roof including dormers in the rear roof slopes and roof lights in the front roof slope.  
Date Decision: 17.03.20

Ward : **Addiscombe East**  
Type: Householder Application

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00409/FUL  
Location : Telephone Exchange  
Teevan Road  
Croydon  
CR9 6DL

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

Proposal : Alterations, Installation of 3 ventilation louvres at second floor level

Date Decision: 26.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00483/LE  
Location : 71 Dalmally Road  
Croydon  
CR0 6LY  
Proposal : Use of the property as a HMO (Use Class C4)

Ward : **Addiscombe East**  
Type: LDC (Existing) Use edged

Date Decision: 27.03.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00664/FUL  
Location : 37 Havelock Road  
Croydon  
CR0 6QQ  
Proposal : First floor and ground floor rear extensions with other alterations to convert the existing house into 5 flats

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

Date Decision: 07.04.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00718/LP  
Location : Flat 1  
7 Ashburton Road  
Croydon  
CR0 6AP  
Ward : **Addiscombe East**  
Type: LDC (Proposed) Operations edged  
Proposal : Alterations; Erection of single storey rear extension and use of basement as a habitable space  
Date Decision: 09.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00740/LE  
Location : 1 Highbarrow Road  
Croydon  
CR0 6LD  
Ward : **Addiscombe East**  
Type: LDC (Existing) Use edged  
Proposal : Use of the property as a HMO (Use Class C4) for 6 occupants  
Date Decision: 09.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00741/FUL  
Location : 310 Lower Addiscombe Road  
Croydon  
CR0 7AF  
Ward : **Addiscombe East**  
Type: Full planning permission  
Proposal : Conversion of single dwelling to form 2 x two-bedroom flats with associated landscaping, cycle and bin storage.  
Date Decision: 09.04.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00759/HSE  
Location : 22 Birch Tree Way  
Croydon  
CR0 7JY  
Ward : **Addiscombe East**  
Type: Householder Application  
Proposal : Erection of single storey front/side/rear extension  
Date Decision: 09.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01246/LP  
Location : 43 Baring Road  
Croydon  
CR0 7DD  
Proposal : Single storey rear extension  
Date Decision: 20.03.20  
Ward : **Addiscombe East**  
Type: LDC (Proposed) Operations edged

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

Level: Delegated Business Meeting

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Ref. No. : 19/05259/FUL  
Location : Ground Floor, 29 Leslie Park Road  
Croydon  
CR0 6TN  
Proposal : Alterations, use of ground floor as a flat, provision of associated amenity area, and refuse storage and cycle storage.  
Date Decision: 19.03.20  
Ward : **Addiscombe West**  
Type: Full planning permission

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05631/TRE  
Location : 56 Canning Road  
Croydon  
CR0 6QF  
Proposal : T1 - Mature Sycamore - Prune back to previous pruning points.  
(TPO 06, 2012)  
Date Decision: 08.04.20  
Ward : **Addiscombe West**  
Type: Consent for works to protected trees

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/05895/DISC  
Location : Land Adjacent To East Croydon Station And  
Land At Cherry Orchard Road, Cherry  
Orchard Gardens, Billington Hill, Croydon.  
Ward : **Addiscombe West**  
Type: Discharge of Conditions

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Discharge of condition 10 (Car park management plan) attached to planning permission 17/05046/FUL for the Erection of two 25 storey towers (plus plant) and a single building ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground and first floor level of the two towers and associated amenity, play space, hard and soft landscaping, public realm, cycle parking and car parking with associated vehicle accesses

Date Decision: 18.03.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 19/05930/FUL  
Location : Ark Oval Primary Academy  
Cherry Orchard Road  
Croydon  
CR0 6BA

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

Proposal : Demolition of the redundant former nursery building and dilapidated timber building to provide a new single storey children's pre-school/nursery building, within Ark Oval Primary Academy.

Date Decision: 02.04.20

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 20/00244/FUL  
Location : 112 Lower Addiscombe Road  
Croydon  
CR0 6AD

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

Proposal : Change of use from C1 (Hotel) to D1 (Nursery) for up to 90 children.

Date Decision: 24.03.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/00398/LE  
Location : 109 Davidson Road  
Croydon  
CR0 6DN

Ward : **Addiscombe West**  
Type: LDC (Existing) Use edged

Proposal : Use as HMO for no more than 6 persons (Use Class C4)

Date Decision: 24.03.20

### Withdrawn application

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Ref. No. : 20/00573/HSE **Ward : Addiscombe West**  
Location : 47 Cross Road Type: Householder Application  
Croydon  
CR0 6TF  
Proposal : Erection of front extension/porch.  
Date Decision: 06.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00760/HSE **Ward : Addiscombe West**  
Location : 202 Turnpike Link Type: Householder Application  
Croydon  
CR0 5NZ  
Proposal : Erection of single storey rear extension  
Date Decision: 02.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01284/NMA **Ward : Addiscombe West**  
Location : 12 Brickwood Road Type: Non-material amendment  
Croydon  
CR0 6UL  
Proposal : non-material amendment to planning permission 18/01948/HSE (Erection of single/two storey side/rear extension )  
Date Decision: 09.04.20

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/01373/LP **Ward : Addiscombe West**  
Location : 82 Northway Road Type: LDC (Proposed) Operations  
Croydon edged  
CR0 6JF  
Proposal : Erection of hip to gable and rear dormer and installation of 2 rooflights in front roofslope.  
Date Decision: 07.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/01413/LP **Ward : Addiscombe West**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 69 Northway Road  
Croydon  
CR0 6JG  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of rear dormer and installation of 2 rooflights in rear roofslope.  
Date Decision: 27.03.20

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

Level: Delegated Business Meeting

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Ref. No. : 19/05775/HSE  
Location : 34 Woodland Road  
Thornton Heath  
CR7 7LP  
Type: Householder Application  
Ward : **Bensham Manor**  
Proposal : Demolition and erection of single storey rear extension, and the construction of a loft conversion with roof lights in the front roof slope and a dormer in the rear roof slope.  
Date Decision: 20.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00012/HSE  
Location : 20 Bridport Road  
Thornton Heath  
CR7 7QG  
Type: Householder Application  
Ward : **Bensham Manor**  
Proposal : Retrospective application for the erection of an external metal staircase going from the first floor flat to the rear garden  
Date Decision: 19.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00212/HSE  
Location : 66 Winterbourne Road  
Thornton Heath  
CR7 7QU  
Type: Householder Application  
Ward : **Bensham Manor**  
Proposal : Erection of first floor rear extension  
Date Decision: 27.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00267/FUL  
Ward : **Bensham Manor**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 52 Brook Road  
Thornton Heath  
CR7 7RB  
Type: Full planning permission  
Proposal : Conversion of four-bedroom house into a house of multiple occupation ( 5 person).

Date Decision: 17.03.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00457/FUL  
Location : Flat 1, 165 Melfort Road  
Thornton Heath  
CR7 7RU  
Type: Full planning permission  
Ward : **Bensham Manor**  
Proposal : The erection of a single storey rear extension.

Date Decision: 03.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00460/FUL  
Location : 111 Warwick Road  
Thornton Heath  
CR7 7NN  
Type: Full planning permission  
Ward : **Bensham Manor**  
Proposal : Erection of detached two storey/two bedroom dwelling (with accomodation in roofspace) with associated refuse/cycle storage in rear garden

Date Decision: 26.03.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00749/LP  
Location : 58 Torridge Road  
Thornton Heath  
CR7 7EY  
Type: LDC (Proposed) Operations edged  
Ward : **Bensham Manor**  
Proposal : Erection of outbuilding at rear for use as a granny annexe

Date Decision: 09.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00916/LE  
Ward : **Bensham Manor**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 28 Boswell Road  
Thornton Heath  
CR7 7RY  
Type: LDC (Existing) Use edged  
Proposal : Use as HMO for upto 6 people

Date Decision: 03.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00947/DISC  
Location : 20 Chipstead Avenue  
Thornton Heath  
CR7 7DG  
Type: Discharge of Conditions  
Ward : **Bensham Manor**  
Proposal : Discharge of condition 16 (Contaminated Land) attached to planning permission 16/06343/FUL for the erection of four storey building comprising 20 one bedroom and 4 two bedroom flats. Erection of three storey building comprising 3 one bedroom flats together with car parking, landscaping and associated works.

Date Decision: 03.04.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01406/LP  
Location : 12 Frant Road  
Thornton Heath  
CR7 7JQ  
Type: LDC (Proposed) Operations edged  
Ward : **Bensham Manor**  
Proposal : Erection of L-shaped rear dormer and installation of 1 rooflight in front roofslope.

Date Decision: 02.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00384/LE  
Location : 1 Greenside Road  
Croydon  
CR0 3PP  
Type: LDC (Existing) Use edged  
Ward : **Broad Green**  
Proposal : Use of the property as a HMO (C4 Use Class)

Date Decision: 19.03.20

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

Level: Delegated Business Meeting

Ref. No. : 20/00388/LE  
Location : 26 Hathaway Road  
Croydon  
CR0 2TP  
Proposal : Use of the property as a HMO (Use Class C4)  
Date Decision: 20.03.20

**Ward : Broad Green**  
Type: LDC (Existing) Use edged

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/00434/FUL  
Location : 172 North End  
Croydon  
CR0 1UF  
Proposal : Change of use from A1 (retail) to a mixed restaurant/take-away (A3/A5)  
Date Decision: 25.03.20

**Ward : Broad Green**  
Type: Full planning permission

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00463/DISC  
Location : Barnacle Works  
Bensham Lane  
Croydon  
CR0 2RQ  
Proposal : Details pursuant to Condition 20 ref 19/02461/contr (CLP ) granted for demolition of existing buildings and erection of 3no. replacement buildings ranging from 2 to 3 storeys in height comprising 20 residential dwellings plus associated car and cycle parking with hard and soft landscaping measures.  
Date Decision: 18.03.20

**Ward : Broad Green**  
Type: Discharge of Conditions

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00616/DISC  
Location : 99C Greenside Road  
Croydon  
CR0 3PQ  
Proposal : Details pursuant to the discharge of conditions 3 (landscaping), 4 (refuse storage), 5 (cycle storage), 8 (drainage scheme) and 9 (CO2 emissions) of planning approval 17/02695/FUL for 'Erection of part single/two storey two bedroom house.'

**Ward : Broad Green**  
Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Date Decision: 06.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00673/FUL **Ward : Broad Green**  
Location : 24 Kidderminster Road Type: Full planning permission  
Croydon  
CR0 2UE  
Proposal : Conversion of the existing house into a large HMO (sui generis) for 10 people

Date Decision: 08.04.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00688/FUL **Ward : Broad Green**  
Location : 16 London Road Type: Full planning permission  
Croydon  
CR0 2TA  
Proposal : Change of use from retail (A1) to a restaurant (A3) and associated alterations

Date Decision: 08.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00714/NMA **Ward : Broad Green**  
Location : 167 Handcroft Road Type: Non-material amendment  
Croydon  
CR0 3LF  
Proposal : Non-Material Amendment to Planning Permission 15/03248/P for Demolition of all existing buildings; erection of 1 part single-, part two-, part three-storey building and 1 part two-, part four-storey building comprising a total of 14 one bedroom, 13 two and 2 three bedroom flats; formation of vehicular access and provision of 2 no. disabled parking spaces.

Date Decision: 02.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00842/GPDO **Ward : Broad Green**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 11 Farquharson Road  
Croydon  
CR0 2UH

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 8 metres with a maximum height of 3 metres

Date Decision: 02.04.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/00847/ADV

Location : 78 Purley Way  
Croydon  
CR0 3JP

Proposal : Installation of 4no. externally illuminated fascia signs and 2no. non-illuminated fascia signs

Ward : **Broad Green**

Type: Consent to display  
advertisements

Date Decision: 07.04.20

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 20/01168/LP

Location : 4 Rosedene Avenue  
Croydon  
CR0 3DN

Proposal : Proposed outbuilding to be used as a gym. Demolition of existing garage

Ward : **Broad Green**

Type: LDC (Proposed) Operations  
edged

Date Decision: 17.03.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/01426/LP

Location : 93 Fairholme Road  
Croydon  
CR0 3PJ

Proposal : Removal of chimney stack, erection of rear dormer and installation of 2 rooflights in front  
roofslope.

Ward : **Broad Green**

Type: LDC (Proposed) Operations  
edged

Date Decision: 02.04.20

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

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

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Ref. No. : 19/05717/DISC  
Location : 15-17 Spa Hill  
Upper Norwood  
London  
SE19 3TW  
Type: Discharge of Conditions  
Ward : **Crystal Palace And Upper Norwood**  
Proposal : Approval of details pursuant to Conditions 3 (material samples) and 5 (privacy screens) of planning permission 16/00101/P.

Date Decision: 09.04.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 19/05722/CONR  
Location : 15-17 Spa Hill  
Upper Norwood  
London  
SE19 3TW  
Type: Removal of Condition  
Ward : **Crystal Palace And Upper Norwood**  
Proposal : Variation of Condition 1 (approved plans) of planning permission 16/00101/P to seek permission for larger single storey side extensions to both numbers 15 and 17.

Date Decision: 01.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05796/TRE  
Location : Cintra House  
9 Beulah Hill  
Upper Norwood  
London  
SE19 3LY  
Type: Consent for works to protected trees  
Ward : **Crystal Palace And Upper Norwood**  
Proposal : T5 - T9: Fell - Close proximity to wall and conflict with necessary excavations. T11 - T14: Fell - Close proximity to wall and conflict with necessary excavations. T19 - T24: Fell - Close proximity to wall and conflict with necessary excavations. 9x Replacement Hornbeam trees (heavy to extra heavy standard in size) (TPO no. 67, 2009)

Date Decision: 03.04.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/05812/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 134 Auckland Road **Type: Householder Application**  
Upper Norwood  
London  
SE19 2RQ

Proposal : Demolition of existing rear outbuilding, internal demolitions to facilitate building works to main house, erection of three storey side extension, erection of single storey rear extension, erection of single storey/basement front extension. Addition of new rear balcony at first floor level, new bin & bike stores and hard and soft landscaping to front, side & rear gardens.

Date Decision: 31.03.20

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/00082/NMA **Ward : Crystal Palace And Upper Norwood**

Location : 73 Central Hill **Type: Non-material amendment**  
Upper Norwood  
London  
SE19 1BS

Proposal : Non material amendment to permission 16/05696/FUL - Conversion to form 1 one bedroom and 2 two bedroom flats involving the demolition of existing two-storey rear extension; construction of single/ two-storey rear extension and gable end roof extension with two dormer extensions in rear roof slope.

Date Decision: 20.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00281/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 61 Harold Road **Type: Householder Application**  
Upper Norwood  
London  
SE19 3SP

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Retrospective application for the demolition of the existing garage, the erection of a two-storey side extension, two storey rear extension, single-storey rear extension, front extension/porch and alterations to the roof.

Date Decision: 27.03.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 20/00316/HSE **Ward : Crystal Palace And Upper Norwood**

Location : Trentham  
Queen Mary Road  
Upper Norwood  
London  
SE19 3NW  
Type: Householder Application

Proposal : The demolition of the existing extension and the construction of a ground floor rear extension and rear patio.

Date Decision: 19.03.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/00390/CONR **Ward : Crystal Palace And Upper Norwood**

Location : 54 Moore Road  
Upper Norwood  
London  
SE19 3RA  
Type: Variation of Condition

Proposal : Variation of Condition 1 ( in accordance with drawings) of Application Reference Number: 19/03581/HSE granted for two storey rear extension and renovation of a semi-detached property including the replacement and realignment of existing windows, new sliding/ folding glazed doors and new rooflights.

Date Decision: 23.03.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/00427/HSE **Ward : Crystal Palace And Upper Norwood**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 1 Turkey Oak Close  
Upper Norwood  
London  
SE19 3PJ  
Type: Householder Application

Proposal : Retrospective application for the erection of an externally housed air conditioning unit to the side elevation

Date Decision: 25.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00492/HSE  
Ward : **Crystal Palace And Upper Norwood**

Location : 31 Ryefield Road  
Upper Norwood  
London  
SE19 3QU  
Type: Householder Application

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

Date Decision: 31.03.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00529/FUL  
Ward : **Crystal Palace And Upper Norwood**

Location : 64 - 66 Westow Hill  
Upper Norwood  
London  
SE19 1RX  
Type: Full planning permission

Proposal : Installation of replacement first floor windows in front elevation of No.66.

Date Decision: 18.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00533/FUL  
Ward : **Crystal Palace And Upper Norwood**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : Queens Hotel  
122 Church Road  
Upper Norwood  
London  
SE19 2UG  
Type: Full planning permission  
Proposal : Demolition of rear building and rear shed

Date Decision: 06.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00568/LP  
Ward : **Crystal Palace And Upper Norwood**  
Location : 25 High View Close  
Upper Norwood  
London  
SE19 2DS  
Type: LDC (Proposed) Operations edged  
Proposal : Construction of single storey rear extension

Date Decision: 30.03.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00578/FUL  
Ward : **Crystal Palace And Upper Norwood**  
Location : 8 Stoney Lane  
Upper Norwood  
London  
SE19 3BD  
Type: Full planning permission  
Proposal : Erection of two/three storey extension to provide a one bedroom unit and associated works to include alterations to the building and formation of a roof terrace.

Date Decision: 02.04.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00623/HSE  
Ward : **Crystal Palace And Upper Norwood**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 37 Beulah Hill  
Upper Norwood  
London  
SE19 3LR  
Type: Householder Application  
Proposal : Erection of single storey front/side extension

Date Decision: 07.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00631/CAT  
Ward : **Crystal Palace And Upper Norwood**  
Location : 7 Vermont Road  
Upper Norwood  
London  
SE19 3SR  
Type: Works to Trees in a Conservation Area  
Proposal : T1-OAK -  
Crown thin by 25%.  
Reduce crown by 2metres  
Raise crown to 5metres above road

Date Decision: 03.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00736/TRE  
Ward : **Crystal Palace And Upper Norwood**  
Location : 155 Auckland Road  
Upper Norwood  
London  
SE19 2RH  
Type: Consent for works to protected trees  
Proposal : T1 - T20 Beech Trees - Prune back to previous points.  
(TPO no. 3, 1999)

Date Decision: 20.03.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/01082/CAT  
Ward : **Crystal Palace And Upper**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 193 Church Road  
Upper Norwood  
London  
SE19 2PS

Type: **Norwood**  
Works to Trees in a  
Conservation Area

Proposal : T1-4 Lime trees, reduce height by lengths of up to 4.5m - Prune back to previous pruning points.

Date Decision: 20.03.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/01097/DISC

Ward : **Crystal Palace And Upper Norwood**

Location : Land To The Rear Of 16 Highfield Hill  
Upper Norwood  
London  
SE19 3PS

Type: Discharge of Conditions

Proposal : Discharge of Condition 11 - Security Lighting - attached to Planning Permission Ref 17/05867/FUL for Construction of 1 x 4 bedroom detached house and 4 x 2 bedroom flats, including associated car parking and landscaping.

Date Decision: 17.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01129/CAT

Ward : **Crystal Palace And Upper Norwood**

Location : 7A Gatestone Road  
Upper Norwood  
London  
SE19 3AT

Type: Works to Trees in a  
Conservation Area

Proposal : T1-acer at rear of garden on boundary. - re pollard to previous point

Date Decision: 20.03.20

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

Level: Delegated Business Meeting

Ref. No. : 19/03004/DISC  
Location : 6A The Drive  
Coulsdon  
CR5 2BL  
Ward : **Coulsdon Town**  
Type: Discharge of Conditions  
Proposal : Discharge of condition 2 (Materials) attached to planning permission 18/05858/FUL for, Demolition of existing 4 bedroom detached dwelling house and the erection of a part three/part four storey building with accommodation in the roof space and a basement area to provide 9 flats (comprising 2 x one bedroom, 5 x two bedroom and 2 x three bedroom), 6 parking spaces, private amenity space and landscaping including retaining walls.  
Date Decision: 03.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05247/CONR  
Location : Foxville Apartments  
175 Chipstead Valley Road  
Coulsdon  
Ward : **Coulsdon Town**  
Type: Removal of Condition  
Proposal : Application to vary Condition 1 (approved plans) of planning permission 18/02720/FUL, to raise the finished floor level of the building to reflect the existing levels of the site  
Date Decision: 09.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05512/CONR  
Location : Holland Court  
15 Woodplace Lane  
Coulsdon  
Ward : **Coulsdon Town**  
Type: Removal of Condition  
Proposal : Variation to Conditions 1 (approved plans), 2 (details on plans), 6 (planting and landscaping) and 7 (hard and soft landscaping) attached to Planning Permission 18/01460/CONR in conjunction with Planning Permission 11/01552/P (with additional changes under 19/024021/NMA) approved for the erection of 2 four bedroom and 1 three bedroom houses two with integral garages; formation of access road and provision of associated parking  
Date Decision: 27.03.20

**Permission Granted**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Level: Delegated Business Meeting

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Ref. No. : 19/05601/DISC **Ward : Coulsdon Town**  
Location : Foxville Apartments Type: Discharge of Conditions  
175 Chipstead Valley Road  
Coulsdon

Proposal : Discharge of conditions 4 (surface water drainage), 6 (A-G) and 7 (hard and soft landscaping) attached to planning permission 19/05247/CONR (for variation of condition 1 (approved plans)) of planning permission 18/02720/FUL for Demolition of the existing building and the erection of a two-storey building including accommodation within the roof to form 7 x self-contained flats (2 x 1 bedroom, 4 x 2 bedroom and 1 x 3 bedroom) with associated car parking, relocated access, hard and soft landscaping, refuse and cycle stores.

Date Decision: 09.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00158/LP **Ward : Coulsdon Town**  
Location : 114 Downs Road Type: LDC (Proposed) Operations  
Coulsdon edged  
CR5 1AE

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

Date Decision: 27.03.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/00265/DISC **Ward : Coulsdon Town**  
Location : R/O 62 & 64 Rickman Hill Type: Discharge of Conditions  
Coulsdon  
CR5 3DP

Proposal : Discharge of condition 4 - landscaping in relation to application reference 16/04716/FUL allowed on appeal (reference APP/L5240/W/16/3163576) for Demolition of outbuildings; erection of 2-bedroom detached dwelling

Date Decision: 17.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00303/HSE **Ward : Coulsdon Town**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 47 Brighton Road  
Coulsdon  
CR5 2BF  
Type: Householder Application  
Proposal : Demolition of existing garage and conservatory and erection of a ground floor rear & part side extension.

Date Decision: 06.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/00386/FUL  
Location : 27 The Chase  
Coulsdon  
CR5 2EJ  
Type: Full planning permission  
Ward : Coulsdon Town  
Proposal : Construction of part single, part two-storey rear extension.

Date Decision: 20.03.20

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 20/00466/DISC  
Location : 2 Portnalls Road  
Coulsdon  
CR5 3DD  
Type: Discharge of Conditions  
Ward : Coulsdon Town  
Proposal : Discharge of conditions 2 (materials), 3 (landscaping), 7 (tree protection) and 9 (construction logistics) attached to planning permission ref. 19/00385/FUL (The construction of a 4 bedroom and 5 bedroom dwelling with associated access, parking and landscaping with replacement garage to serve the host dwelling).

Date Decision: 20.03.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/00608/TRE  
Location : 155 Rickman Hill  
Coulsdon  
CR5 3DU  
Type: Consent for works to protected trees  
Ward : Coulsdon Town  
Proposal : T3: Horse Chestnut - Overall crown reduction of 1.5m measured from the branch tips. Crown lift to 4m measured from ground level (To a max cut size of 30mm). Removal of epicormic growth around stem at ground level. Reasons - to provide reduce dominance over property while maintaining tree health. (TPO no. 33, 1985)

Date Decision: 20.03.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/00609/TRE  
Location : 153 Rickman Hill  
Coulsdon  
CR5 3DU  
Proposal : T2: Horse Chestnut - Overall crown reduction of 1.5m measured from the branch tips. Crown lift to 4m measured from ground level (To a max cut size of 30mm). Removal of epicormic growth around stem at ground level. Reasons - to provide reduce dominance over property while maintaining tree health.  
(TPO no. 33, 1985)

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

Date Decision: 20.03.20

**Consent Granted (Tree App.)**

Level: Planning Committee

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Ref. No. : 20/00610/HSE  
Location : 74 Portnalls Road  
Coulsdon  
CR5 3DE  
Proposal : Demolition of garage, erection of a single storey rear and two storey side extension

Ward : **Coulsdon Town**  
Type: Householder Application

Date Decision: 03.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00642/HSE  
Location : 354 Chipstead Valley Road  
Coulsdon  
CR5 3BF  
Proposal : Erection of a single storey rear extension.

Ward : **Coulsdon Town**  
Type: Householder Application

Date Decision: 20.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00666/DISC  
Location : 2 Portnalls Road  
Coulsdon  
CR5 3DD  
Proposal : Discharge of Conditions

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Application to discharge conditions 12 (SuDs) and 13 (Finished Floor Levels) of planning permission ref. 19/00385/FUL (The construction of a 4 bedroom and 5 bedroom dwellings with associated access, parking and landscaping with a replacement garage to serve the host dwelling).

Date Decision: 09.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. :	20/00683/NMA	<b>Ward :</b>	<b>Coulsdon Town</b>
Location :	Cane Hill Park Development Site Brighton Road Coulsdon CR5 3YL	Type:	Non-material amendment

Proposal : Non material amendment to application 13/02527/P for:  
Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units (net increase of 675 units); Class A1-A5; B1; C1; D1-D2 Uses; car and cycle parking provision, landscaping and public realm works, interim works, and highway works including a new access onto Marlpit Lane/ Brighton Road Roundabout and Portnalls Road comprising: Outline planning application for the retention and re-use of the  
Water Tower and Chapel and Refurbishment and Re-use of Administration Building for Class A1-A5; B1; C3; D1-D2 purposes; Re-Use/Rebuild of North Lodge as Use Class C3 single dwellinghouse; Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwellinghouse, refurbishment and change of use of MSU building for farming purposes, and erection of three barns on tennis court site; a single building of 3,000m<sup>2</sup> GEA for Office (B1) or Hotel (C1) uses; up to 473 new residential units (Class C3); and new access onto Portnalls Road and re-use of existing access onto Portnalls Road. Full planning application for 187 residential units (Class C3) and engineering operations comprising a new road and access from the Marlpit Lane / Brighton Road (A237) Roundabout and associated infrastructure including drainage.

Date Decision: 27.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. :	20/00859/TRE	<b>Ward :</b>	<b>Coulsdon Town</b>
Location :	1 Charlton Gardens Coulsdon CR5 1AS	Type:	Consent for works to protected trees

Proposal : T1 Ash Tree- To prune tree roots (causing conflict with structure) under garage floor once exposed by contractor \_ Crown Lift to 5m.  
  
(TPO no. 12, 1968)



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Date Decision: 08.04.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/00890/GPDO  
Location : 110 Westleigh Avenue  
Coulsdon  
CR5 3AB

**Ward : Coulsdon Town**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 2.4 metres and a maximum height of 3.5 metres

Date Decision: 08.04.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/00971/TRE  
Location : Administration Building  
Lime Tree Avenue  
Cane Hill Park Development Site  
Brighton Road  
Coulsdon  
CR5 3YL

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

Proposal : Copper Beech ref T380 as per attached plan. Reduction of only the lateral branches growing toward and making contact with the building, pruned back to create a 2-3m clearance. Crown lift / remove lateral branch over the entrance \_ access upto max of 5m only.  
(TPO no. 25, 1993)

Date Decision: 08.04.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/00982/TRE  
Location : Land Opp. 3 Shaftesbury Lane And Junc.  
Cane Hill Drive  
Coulsdon  
Croydon  
CR5 3FS

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Corsican pine (T1) - Reduce the west side of the tree's crown by up to 2m.  
(TPO no. 25, 1993)

Date Decision: 08.04.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/00985/LP

Location : Springfield House  
7 Woodstock Road  
Coulsdon  
CR5 3HS

**Ward : Coulsdon Town**

Type: LDC (Proposed) Operations  
edged

Proposal : GROUND FLOOR EXTENSION TO REAR

Date Decision: 03.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 19/02510/HSE

Location : Flat 2  
8 Woodstock Road  
Croydon  
CR0 1JR

**Ward : Fairfield**

Type: Householder Application

Proposal : Erection of rear dormer window

Date Decision: 20.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/04866/CONR

Location : Boxpark Croydon  
99 George Street  
Croydon  
CR0 1LD

**Ward : Fairfield**

Type: Removal of Condition

Proposal : Continued use of land for the siting of a temporary pop up shopping mall comprising up to 97 retail restaurant/cafe and drinking establishment (classes A1/A3 and A4) units including 9 management and storage units with associated roof canopy for an additional 5 years expiring on 01/01/2027 (without compliance with condition 1 - limited time period - attached to planning permission 19/03173/CONR)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Date Decision: 24.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/04977/CONR

**Ward : Fairfield**

Location : Boxpark Croydon  
99 George Street  
Croydon  
CR0 1LD

Type: Removal of Condition

Proposal : Continued use of the siting of a 95th shipping container unit to be located between the two existing units on the George Street frontage for an additional 5 years expiring on 01/01/2027 (without compliance with condition 1 - limited time period - attached to planning permission 17/01461/FUL)

Date Decision: 24.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/04984/DISC

**Ward : Fairfield**

Location : 17-21 Dingwall Road  
Croydon  
CR0 2NA

Type: Discharge of Conditions

Proposal : Discharge of Condition 16 (Construction Logistics Plan) attached to permission 17/06327/FUL for 'Full planning application for a residential-led mixed use development ranging in height from 9 (ground plus 8 levels) to 24 storeys (ground plus 23 levels), containing 181 residential units (86 no. 1 bed units, 81 no. 2 bed units, 14 no. 3 bed units) with flexible commercial space at ground, first and second floor level, 8 no. disabled access car parking spaces, cycle parking, and associated amenity space, hard and soft landscaping.'

Date Decision: 18.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05725/FUL

**Ward : Fairfield**

Location : 79A-81 Church Street  
Croydon  
CR0 1RH

Type: Full planning permission

Proposal : Replacement of existing shutter with open grille type shutter.

Date Decision: 31.03.20

**Permission Granted**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Level: Delegated Business Meeting

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Ref. No. : 19/05729/FUL **Ward : Fairfield**  
Location : Second Floor, 12-16 Crown Hill Type: Full planning permission  
Croydon  
CR0 1RZ  
Proposal : Change of use of second floor from nightclub (Sui Generis use) to provide 5 x flats (Class C3 use) and 1 x office (Class B1 use) with external alterations.  
Date Decision: 27.03.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/05810/FUL **Ward : Fairfield**  
Location : 14 South End Type: Full planning permission  
Croydon  
CR0 1DL  
Proposal : Alterations; erection of rear extension, two storey infill and use of first floors to form 3 new flats ( 2 x 1 bedroom and 1 x 3 bedroom)  
Date Decision: 26.03.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/06059/FUL **Ward : Fairfield**  
Location : First And Second Floor Flat Type: Full planning permission  
64 Church Street  
Croydon  
CR0 1RB  
Proposal : Alterations, internal layout and external shopfront to create the formation of a new entrance to serve the upper flat from the street.  
Date Decision: 27.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00005/ADV **Ward : Fairfield**  
Location : Boxpark Croydon Type: Consent to display  
99 George Street advertisements  
Croydon  
CR0 1LD

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Continued display of existing adverts, as well as the installation of additional illuminated adverts

Date Decision: 25.03.20

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 20/00322/DISC

**Ward : Fairfield**

Location : 103 - 111A High Street  
Croydon  
CR0 1QG

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (refuse, cycle store, privacy screens, plant machinery) of planning permission reference 17/00325/FUL granted on the 25.04.2017 for the 'Construction of third floor and part conversion of first second and third floors to provide 2 one bedroom flats, 5 two bedroom flats and 1 three bedroom flats.'

Date Decision: 26.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00323/DISC

**Ward : Fairfield**

Location : 103 - 111A High Street  
Croydon  
CR0 1QG

Type: Discharge of Conditions

Proposal : Discharge of condition 2 (materials) of planning permission reference 17/00325/FUL granted on the 25.04.2017 for the 'Construction of third floor and part conversion of first second and third floors to provide 2 one bedroom flats, 5 two bedroom flats and 1 three bedroom flats.'

Date Decision: 26.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00324/DISC

**Ward : Fairfield**

Location : 103 - 111A High Street  
Croydon  
CR0 1QG

Type: Discharge of Conditions

Proposal : Discharge of condition 7 (detailed drawings capping/parapet) of planning permission reference 17/00325/FUL granted on the 25.04.2017 for the 'Construction of third floor and part conversion of first second and third floors to provide 2 one bedroom flats, 5 two bedroom flats and 1 three bedroom flats.'

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Date Decision: 26.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00468/DISC **Ward : Fairfield**  
Location : 21-27 Sheldon Street **Type: Discharge of Conditions**  
Croydon  
CR0 1SS  
Proposal : Discharge of condition 3 (CLP) of application reference: 18/05680/CONR (Application to vary Condition 13 (Restriction over use of commercial unit as Chapel of Rest only) and Condition 1 (Approved Plans to allow for the reduction in the size of the basement and an increase in the size of the commercial unit on the ground floor) of Permission 16/03825/P for the Demolition of existing buildings; erection of three/four storey building with basement comprising ground floor commercial space (Chapel of Rest, Use Class D1), 11 one bedroom, 10 two bedroom and 2 three bedroom flats; provision of associated landscaping and services, front service bay, disabled and cycle parking).

Date Decision: 27.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00653/ENVS **Ward : Fairfield**  
Location : Plots B04 And B05, Ruskin Square, Croydon **Type: Environmental Impact Scoping Opinion**  
Proposal : Environmental Impact Assessment (EIA) Scoping Opinion Request for erection of a new office building across plots B04 and B05 at Ruskin Square.

Date Decision: 19.03.20

**Approve Scope of Environmental Statement**

Level: Delegated Business Meeting

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Ref. No. : 20/00670/DISC **Ward : Fairfield**  
Location : 21-27 Sheldon Street **Type: Discharge of Conditions**  
Croydon  
CR0 1SS  
Proposal : Discharge of Condition 18 (Archaeology) of planning application reference: 18/05680/CONR (Application to vary Condition 13 (Restriction over use of commercial unit as Chapel of Rest only) and Condition 1 (Approved Plans to allow for the reduction in the size of the basement and an increase in the size of the commercial unit on the ground floor) of Permission 16/03825/P for the Demolition of existing buildings; erection of three/four storey building with basement comprising ground floor commercial space (Chapel of Rest, Use Class D1), 11 one bedroom, 10 two bedroom and 2 three bedroom flats; provision of associated landscaping and services, front service bay, disabled and cycle parking).

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Date Decision: 02.04.20

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. : 20/00743/FUL **Ward : Fairfield**  
Location : 78 Chatsworth Road **Type: Full planning permission**  
Croydon  
CR0 1HB  
Proposal : Conversion of existing dwelling to provide two flats with associated amenity spaces, refuse and cycle storage.

Date Decision: 09.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/00845/NMA **Ward : Fairfield**  
Location : 1 Parker Road And Land To The Rear **Type: Non-material amendment**  
Including  
18A, 20A And 20C South End  
Croydon  
Proposal : NMA to change wording of Conditions 12 (Condition achieved from full compliance with BR) and Condition 13 (so it only relates to the 6 dwellinghouses).  
Change the wording to Condition 12, so that discharge of the condition can be achieved once evidence of full compliance with Part B of building reg

Date Decision: 09.04.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/00895/DISC **Ward : Fairfield**  
Location : Development Site Former Site Of **Type: Discharge of Conditions**  
17 - 21 Dingwall Road  
Croydon  
CR0 2NA  
Proposal : Partial discharge of Condition 2 (external materials - Pre-Cast Brick Panel Sample Details only) attached to permission 17/06327/FUL for 'Full planning application for a residential-led mixed use development ranging in height from 9 (ground plus 8 levels) to 24 storeys (ground plus 23 levels), containing 181 residential units (86 no. 1 bed units, 81 no. 2 bed units, 14 no. 3 bed units) with flexible commercial space at ground, first and second floor level, 8 no. disabled access car parking spaces, cycle parking, and associated amenity space, hard and soft landscaping.' (As amended by 19/01315/NMA)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Date Decision: 09.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00896/CAT  
Location : 4-26 Eden Road  
Croydon  
CR0 1BA  
Proposal : 3 x Lawson Cypress: Section fell as close to ground level as practicable.  
Date Decision: 08.04.20

**Ward : Fairfield**  
Type: Works to Trees in a  
Conservation Area

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/00899/NMA  
Location : Meena House  
79A Lansdowne Road  
Croydon  
Proposal : Non material amendment (involving internal alterations only) in respect to planning permission granted ref 17/04891/FUL for alterations and extensions to existing warehouse building in conjunction with prior approval for 10 flats.  
Date Decision: 23.03.20

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

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01092/DISC  
Location : 1 Parker Road And Land To The Rear  
Including  
18A, 20A And 20C South End  
Croydon  
Proposal : Discharge of Conditions 10 (cycle storage facilities) attached to planning permission 18/04953/FUL for Demolition of existing buildings and erection of a 2 storey building containing music rehearsal and event space at ground floor level (sui generis) and 2 residential units (1 x 1 bed and 1 x studio) above and the erection of a 3 storey terrace containing 6 x 3 bedroom dwellinghouses to the rear together with car and cycle parking, refuse storage and amenity space.  
Date Decision: 20.03.20

**Ward : Fairfield**  
Type: Discharge of Conditions

**Approved**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Level: Delegated Business Meeting

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Ref. No. : 19/01762/DISC **Ward : Kenley**  
Location : 57 Welcomes Road Type: Discharge of Conditions  
Kenley  
CR8 5HA  
Proposal : Discharge of conditions 6 (construction logistics plan) and 7 (drainage) attached to  
planning permission 17/02467/OUT for the demolition of existing dwelling and erection of  
two storey building with accommodation in roofspace comprising 7 two bedroom units  
with associated access, 7 car parking spaces, cycle storage and refusal store,  
Date Decision: 01.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/05305/HSE **Ward : Kenley**  
Location : 10 Lower Road Type: Householder Application  
Kenley  
CR8 5NB  
Proposal : Erection of a first-floor side extension, roof extension and extension to existing rear  
dormer  
Date Decision: 01.04.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00225/HSE **Ward : Kenley**  
Location : 24 Wattendon Road Type: Householder Application  
Kenley  
CR8 5LU  
Proposal : Loft conversion including rear and side dormers and two rooflights to the front roof slope  
and one to the rear roof slope, and erection of a single storey rear extension.  
Date Decision: 09.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00341/LE **Ward : Kenley**  
Location : Egremont Type: LDC (Existing) Use edged  
Old Lodge Lane  
Kenley  
CR8 5EU

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Continued use of the property as a HMO (use class C4) for 5 persons

Date Decision: 19.03.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00401/HSE

**Ward : Kenley**

Location : 8 Valley Road  
Kenley  
CR8 5DG

Type: Householder Application

Proposal : Construction of a two storey side and rear extension. Alterations to the height of the roof and 3no. proposed dormer windows to the front elevation.

Date Decision: 06.04.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00449/DISC

**Ward : Kenley**

Location : Grace Valley  
78 Higher Drive  
Purley  
CR8 2HG

Type: Discharge of Conditions

Proposal : Discharge of conditions 2 (materials) and 11 (construction logistics plan) attached to planning application 19/01837/FUL for the demolition of existing detached dwelling and erection of a three/four storey building to provide a total of 9 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking.

Date Decision: 19.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00560/DISC

**Ward : Kenley**

Location : 5 Highland Road  
Purley  
CR8 2HS

Type: Discharge of Conditions

Proposal : Discharge of condition number 16 (drainage) attached to planning permission ref.19/03074/FUL (Demolition of existing detached house and detached garage and replacement with 9 new apartments in a single block with parking to the front).

Date Decision: 09.04.20

**Approved**

Level: Delegated Business Meeting

Ref. No. : 20/00572/HSE  
Location : 48 Lower Road  
Kenley  
CR8 5NB  
Proposal : Erection of a single storey rear infill extension.  
Date Decision: 06.04.20

**Ward : Kenley**  
Type: Householder Application

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00755/HSE  
Location : 78 Beverley Road  
Whyteleafe  
CR3 0DX  
Proposal : First floor front extension  
Date Decision: 09.04.20

**Ward : Kenley**  
Type: Householder Application

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00782/DISC  
Location : Kenley Aerodrome  
Hayes Lane  
Kenley  
CR8 5YG  
Proposal : Discharge of condition 3 (materials) attached to planning permission 18/01705/FUL for the alterations, construction of two new crossovers at the front and side of the site and the erection of a single storey/first floor rear extensions including first floor roof terrace.  
Date Decision: 18.03.20

**Ward : Kenley**  
Type: Discharge of Conditions

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00789/NMA  
Location : Kenley Aerodrome  
Hayes Lane  
Kenley  
CR8 5YG  
Proposal : Non-material amendment (alterations to the proposed signage material) linked to planning application 18/01705/FUL for the Erection of 23 wayfinding, factual and heritage boards/signs located on land within and surrounding Kenley Aerodrome.  
Date Decision: 18.03.20

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

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/00891/TRE  
Location : 3 Bredune  
Kenley  
CR8 5DU  
Proposal : Fell x2 conifers in front garden.  
(TPO no. 185)

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

Date Decision: 08.04.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. : 19/04237/DISC  
Location : Timebridge Community Centre  
Field Way  
Croydon  
CR0 9AZ  
Proposal : Discharge of Condition 3 (highways), 15 (materials) and 16 (landscaping) attached to application 18/05350/FUL for the Demolition of existing building (Family Centre) and erection of Timebridge Community Centre to accommodate: community centre; family centre; youth club; and pre-school. The proposals retain and improve the existing games court, widen the access road onto Field Way, provide car parking, landscaping and associated public realm works.

Ward : **New Addington North**  
Type: Discharge of Conditions

Date Decision: 02.04.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 19/05212/NMA  
Location : Timebridge Community Centre  
Field Way  
Croydon  
CR0 9AZ  
Proposal : Non material amendment to application 18/05350/FUL for Demolition of existing building (Family Centre) and erection of Timebridge Community Centre to accommodate: community centre; family centre; youth club; and pre-school. The proposals retain and improve the existing games court, widen the access road onto Field Way, provide car parking, landscaping and associated public realm works.

Ward : **New Addington North**  
Type: Non-material amendment

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Date Decision: 02.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00362/HSE  
Location : 148 Headley Drive  
Croydon  
CR0 0QG  
Proposal : Erection of boundary walls.

Ward : **New Addington North**  
Type: Householder Application

Date Decision: 20.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03854/HSE  
Location : 92 Gascoigne Road  
Croydon  
CR0 0NE  
Proposal : Alterations including part single, part two storey front, side and rear extension and raised decking to rear.

Ward : **New Addington South**  
Type: Householder Application

Date Decision: 09.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05635/FUL  
Location : 34 Windham Avenue  
Croydon  
CR0 0HU  
Proposal : Installation of a 1.3 m high metal gate to the front boundary (retrospective).

Ward : **New Addington South**  
Type: Full planning permission

Date Decision: 07.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00354/HSE  
Ward : **New Addington South**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 50 Aldrich Crescent  
Croydon  
CR0 0NN  
Type: Householder Application  
Proposal : Erection of a single storey front/side and porch extension including alterations

Date Decision: 01.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00748/HSE  
Location : 18 Aldrich Crescent  
Croydon  
CR0 0NL  
Type: Householder Application  
Ward : **New Addington South**  
Proposal : Erection of single storey front extension to include front porch, single/two storey side and single/two storey rear extension

Date Decision: 09.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01067/NMA  
Location : 56A - 76D Chertsey Crescent  
Croydon  
CR0 0DX  
Type: Non-material amendment  
Ward : **New Addington South**  
Proposal : Non-material amendment to planning permission 18/01995/ful granted for refurbishment of tower block to include new rain-screen cladding, new windows and upgraded roof works.; alterations, landscaping and ancillary works to include car parking spaces, new bin stores, new general stores and new mobility scooter stores ( new communal window form).

Date Decision: 01.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/04680/FUL  
Location : 1555A London Road  
Norbury  
London  
SW16 4AD  
Type: Full planning permission  
Ward : **Norbury Park**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Conversion to no. 3 x residential flats, change use to shop and flat at ground floor level, two storey rear extension with lightwell, roof extensions to main roof to the rear and above rear outrigger, raised parapets, front rooflights, new slate tiles to roof, associated external alterations

Date Decision: 03.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05836/HSE  
Location : 102 Norbury Hill  
Norbury  
London  
SW16 3RT  
Ward : **Norbury Park**  
Type: Householder Application  
Proposal : Construction of a raised patio (decking) at the rear and new boundary fencing

Date Decision: 09.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00223/HSE  
Location : 32 Hillcote Avenue  
Norbury  
London  
SW16 3BH  
Ward : **Norbury Park**  
Type: Householder Application  
Proposal : Retrospective application for a hip to gable roof extension and rear dormer extension, roof lights in the front roof slope, alterations to the existing single storey rear extension and conversion of garage to a habitable room

Date Decision: 18.03.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00345/HSE  
Location : 43 Maryland Road  
Thornton Heath  
CR7 8DJ  
Ward : **Norbury Park**  
Type: Householder Application  
Proposal : Alterations, including two storey side extension, single storey rear extension and use of the garage as a habitable room.

Date Decision: 20.03.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00528/FUL **Ward : Norbury Park**  
Location : 103 Virginia Road **Type: Full planning permission**  
Thornton Heath  
CR7 8EN  
Proposal : Erection of 1 x Three Bedroom New Dwelling

Date Decision: 27.03.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/00541/CONR **Ward : Norbury Park**  
Location : 3 Springfield Road **Type: Removal of Condition**  
Thornton Heath  
CR7 8DZ  
Proposal : Variation of condition 1 (drawing numbers) attached to permission 19/04446/HSE -  
Conversion of garage to a habitable room and front extension, first-floor side extension,  
extension of the existing roof, dormer extension in the rear roof slope, rooflights in the  
front, side and rear roof slopes, single storey rear extension and outbuilding

Date Decision: 01.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00599/HSE **Ward : Norbury Park**  
Location : 39 Crown Lane **Type: Householder Application**  
Norbury  
London  
SW16 3JE  
Proposal : Erection of detached double garage (retrospective application)

Date Decision: 03.04.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/00716/GPDO **Ward : Norbury Park**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 67 St Oswald's Road  
Norbury  
London  
SW16 3SA  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.7 metres

Date Decision: 08.04.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 20/01091/HSE  
Location : 28 Hillcote Avenue  
Norbury  
London  
SW16 3BH  
Type: **Ward : Norbury Park**  
Householder Application

Proposal : Erection of single storey rear extension with steps and internal alterations

Date Decision: 07.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01166/NMA  
Location : 18 Crescent Way  
Norbury  
London  
SW16 3AJ  
Type: **Ward : Norbury Park**  
Non-material amendment

Proposal : Non-material amendments to planning permission 19/00230/HSE (Erection of roof dormer in rear roofslope, hip to gable roof extension and rooflights in front roofslope).

Date Decision: 09.04.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/04990/FUL  
Type: **Ward : Norbury And Pollards Hill**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 196 Norbury Crescent  
Norbury  
London  
SW16 4JY  
Type: Full planning permission  
Proposal : Erection of single storey rear extension

Date Decision: 18.03.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/05183/FUL  
Location : 64 Dalmeny Avenue  
Norbury  
London  
SW16 4RP  
Type: Full planning permission  
Ward : **Norbury And Pollards Hill**  
Proposal : Conversion of existing dwelling into 2 x flats

Date Decision: 06.04.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/05270/FUL  
Location : 21 Beatrice Avenue  
Norbury  
London  
SW16 4UW  
Type: Full planning permission  
Ward : **Norbury And Pollards Hill**  
Proposal : Retrospective application for erection of single-storey rear extension.

Date Decision: 08.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05340/FUL  
Location : 23 Beatrice Avenue  
Norbury  
London  
SW16 4UW  
Type: Full planning permission  
Ward : **Norbury And Pollards Hill**  
Proposal : Retrospective application for erection of single-storey rear extension.

Date Decision: 08.04.20

**Permission Granted**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Level: Delegated Business Meeting

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Ref. No. :	20/00156/FUL	Ward :	<b>Norbury And Pollards Hill</b>
Location :	101 Kilmartin Avenue Norbury London SW16 4RA	Type:	Full planning permission
Proposal :	Ground floor and rear roof extensions and conversion of the house into two flats		

Date Decision: 25.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/00353/HSE	Ward :	<b>Norbury And Pollards Hill</b>
Location :	5 Hill Drive Norbury London SW16 4NP	Type:	Householder Application
Proposal :	Retrospective application for alterations including a single storey side extension, including the use of the garage as a habitable room.		

Date Decision: 23.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. :	20/00464/GPDO	Ward :	<b>Norbury And Pollards Hill</b>
Location :	13 Kilmartin Avenue Norbury London SW16 4RE	Type:	Prior Appvl - Class A Larger House Extns
Proposal :	Erection of a single storey rear extension projecting out 3.5 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3 metres		

Date Decision: 16.03.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. :	20/00598/HSE	Ward :	<b>Norbury And Pollards Hill</b>
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 48 Hatch Road  
Norbury  
London  
SW16 4PN  
Type: Householder Application  
Proposal : Alteration to dwelling; erection of single storey rear extension and installation of juliette balcony to first floor rear bedroom.

Date Decision: 03.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00727/FUL  
Location : 1495 London Road  
Norbury  
London  
SW16 4AE  
Type: Full planning permission  
Ward : **Norbury And Pollards Hill**  
Proposal : Installation of replacement shopfront.

Date Decision: 09.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00728/ADV  
Location : 1495 London Road  
Norbury  
London  
SW16 4AE  
Type: Consent to display advertisements  
Ward : **Norbury And Pollards Hill**  
Proposal : Illuminated fascia and projecting signs

A new LED projecting pharmacy cross to replace the existing.

Date Decision: 09.04.20

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 20/00772/HSE  
Location : 1A Dunbar Avenue  
Norbury  
London  
SW16 4SB  
Type: Householder Application  
Ward : **Norbury And Pollards Hill**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Erection of first floor rear extension

Date Decision: 09.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00846/NMA  
Location : 2 Melrose Avenue  
Norbury  
London  
SW16 4QU

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

Proposal : Amendment to planning permission 19/02007/HSE to change the roof design of the canopy including a new section attached to the side boundary wall

Date Decision: 20.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/02891/FUL  
Location : 86 Bradmore Way  
Coulsdon  
CR5 1PB

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

Proposal : Enlargement of the existing single dwelling house and creation of a pair of semi-detached dwellings with vehicle access, cycle and refuse storage, retaining walls and raised patio area.

Date Decision: 24.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/03965/FUL  
Location : 8 Coulsdon Road  
Coulsdon  
CR5 2LA

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

Proposal : Demolition of the existing property and erection of six new apartments and 2 houses (houses to front Petersfield Crescent), with associated new access, parking, refuse and cycle stores and landscaping.

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Date Decision: 17.03.20

### Permission Granted

Level: Planning Committee

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Ref. No. : 19/05715/FUL **Ward : Old Coulsdon**  
Location : 26 Coulsdon Court Road **Type: Full planning permission**  
Coulsdon  
CR5 2LL  
Proposal : Erection of roof extension including dormers and raised roof ridge to introduce first floor accommodation, alterations to fenestration, associated alterations.

Date Decision: 09.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 19/05823/DISC **Ward : Old Coulsdon**  
Location : Land Adjacent 94 Keston Avenue **Type: Discharge of Conditions**  
Coulsdon  
CR5 1HN  
Proposal : Discharge of Condition 4 (landscaping and drainage), Condition 5 (bin and bike store), Condition 6 (water usage) and Condition 7 (carbon dioxide emissions) attached to the allowed appeal for planning permission 17/01883/FUL granted for a two bedroom bungalow

Date Decision: 01.04.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/00374/LP **Ward : Old Coulsdon**  
Location : 21 Coulsdon Rise **Type: LDC (Proposed) Operations**  
Coulsdon **edged**  
CR5 2SE  
Proposal : To station a mobile home within the curtilage of the dwelling.

Date Decision: 01.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00412/TRE **Ward : Old Coulsdon**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 10 Rutherford Rise  
Coulsdon  
CR5 2RD  
Type: Consent for works to protected trees

Proposal : T1 - Sycamore - reduce canopy (removing approximately 1.5 - 2 metres from overall crown radius), thin by 10% requested due to proximity to of the tree to the property,  
T2 - Sycamore - reduce canopy (removing approximately 1.5 - 2 metres from overall crown radius), thin by 10%.  
T13 - Sycamore - reduce canopy (removing approximately 1.5 - 2 metres from overall crown radius), thin by 10%  
(TPO no. 13, 1971)

Date Decision: 20.03.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. : 20/00435/HSE  
Location : 33 Keston Avenue  
Coulsdon  
CR5 1HP  
Ward : Old Coulsdon  
Type: Householder Application  
Proposal : Construction of gable end roof extensions and front and rear dormers.

Date Decision: 07.04.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 20/00539/HSE  
Location : 113 Caterham Drive  
Coulsdon  
CR5 1JQ  
Ward : Old Coulsdon  
Type: Householder Application  
Proposal : Alterations and erection of a single storey front porch/side/rear extension and change of levels to the rear garden

Date Decision: 01.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/00607/HSE  
Location : 13 Rydens Wood Close  
Coulsdon  
CR5 1ST  
Ward : Old Coulsdon  
Type: Householder Application  
Proposal : Erection of a single storey rear and side extension, loft extension, balcony, terrace and change to garden ground levels

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Date Decision: 09.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. :	20/00756/TRE	<b>Ward :</b>	<b>Old Coulsdon</b>
Location :	28 Keston Avenue Coulsdon CR5 1HL	Type:	Consent for works to protected trees
Proposal :	Horse Chestnut - pollard the tree down to approximately 15 foot. (TPO no. 64, 2008)		

Date Decision: 08.04.20

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. :	20/00526/FUL	<b>Ward :</b>	<b>Park Hill And Whitgift</b>
Location :	22 Brownlow Road Croydon CR0 5JT	Type:	Full planning permission
Proposal :	Erection of four storey building to the side comprising 1 x two bedroom flat and 1 x one bedroom flat and lower level car parking and cycle storage: formation of vehicular access and provision of associated bin storage.		

Date Decision: 31.03.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. :	20/00563/HSE	<b>Ward :</b>	<b>Park Hill And Whitgift</b>
Location :	34 Upfield Croydon CR0 5DQ	Type:	Householder Application
Proposal :	Erection of single storey rear extension, alterations to the front bay windows, front porch, chimney and side extension, and alterations to the roof including raising the roof line of the side extension, construction of roof lights in the front roof slope and front apex dormer, and dormers and roof lights in the rear roof slope.		

Date Decision: 02.04.20

### Permission Granted



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Level: Delegated Business Meeting

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Ref. No. : 20/00872/GPDO  
Location : 39 Grimwade Avenue  
Croydon  
CR0 5DJ

**Ward : Park Hill And Whitgift**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 8 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 01.04.20

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 20/01334/NMA  
Location : 37 Grimwade Avenue  
Croydon  
CR0 5DJ

**Ward : Park Hill And Whitgift**  
Type: Non-material amendment

Proposal : Non material amendment to permission 19/02001/HSE - Construction of a detached single storey outbuilding in the rear garden

Date Decision: 27.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/02414/FUL  
Location : 421A Brighton Road  
South Croydon  
CR2 6EU

**Ward : Purley Oaks And Riddlesdown**  
Type: Full planning permission

Proposal : Change of use of the premises to mixed use for installation of security systems (B1(c)/B8 with ancillary A1 and office function) including minor elevational changes

Date Decision: 26.03.20

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 19/04440/FUL **Ward : Purley Oaks And Riddlesdown**  
 Location : Cappella Court **Type: Full planning permission**  
 725 Brighton Road  
 Purley  
 CR8 2PG  
 Proposal : Change of use of the fifth floor from a medical facility (Use Class D1) to 9 no. residential units (Use Class C3), alterations to the external facade at fifth floor to create glazed door openings, the creation of external private amenity space and the provision of an additional 36 no. cycle parking spaces at ground floor level (in connection with the approved conversion of the ground - fourth floors to residential use under application ref. 19/02578/GDPO)

Date Decision: 09.04.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/04826/DISC **Ward : Purley Oaks And Riddlesdown**  
 Location : 80 Riddlesdown Road **Type: Discharge of Conditions**  
 Purley  
 CR8 1DB  
 Proposal : Discharge of conditions 2 (Materials), 3 (Cycles/Boundary/Floor levels), 4 (Car parking), 6 (Landscaping), 7 (CO2), 11 (Tree protection), 14 (CLP), 16 (Archaeology) attached to planning permission 19/00495/CONR for, SECTION 73 APPLICATION: Seeking to vary condition 1 (drawing numbers) attached to planning permission 18/00812/FUL for internal alterations at the ground floor to ensure that units meet M4(2) and M4(3) requirements and minor external alterations and the fenestration at ground floor and roof level.

Date Decision: 19.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00315/HSE **Ward : Purley Oaks And Riddlesdown**  
 Location : 19 Coombe Wood Hill **Type: Householder Application**  
 Purley  
 CR8 1JQ  
 Proposal : Retrospective installation of a kitchenette in existing annex

Date Decision: 06.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/00361/LP **Ward : Purley Oaks And Riddlesdown**  
Location : 53 Edgar Road **Type: LDC (Proposed) Operations edged**  
South Croydon  
CR2 0NJ  
Proposal : Erection of a dormer to the rear roof slope and outrigger, and a single storey rear extension.

Date Decision: 08.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00395/DISC **Ward : Purley Oaks And Riddlesdown**  
Location : 140 & 142 Pampisford Road **Type: Discharge of Conditions**  
Purley  
CR8 2NH  
Proposal : Discharge of Condition 3 (detailed drawings/sections) attached to planning permission 19/04619/CONR for the variation of condition 2 (materials) attached to planning permission ref. 19/00094/CONR for the variation of conditions 1 (decision drawings), 4 (various incl. cycle and refuse), 8 (landscaping), 15 (CLP) of planning permission 17/05463/FUL at the rear of 140 and 142 Pampisford Road. The permission was for the erection of a two storey building at rear with accommodation in roof space comprising 1 x 1 bedroom; 5 x 2 bedroom and 1 x 3 bedroom flats with associated access, 11 parking spaces, cycle storage and refuse store.

Date Decision: 06.04.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/00431/FUL **Ward : Purley Oaks And Riddlesdown**  
Location : The Land Adjacent To **Type: Full planning permission**  
152 Riddlesdown Road  
Purley  
CR8 1DE

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : The installation of a 20m monopole, 12 no. antenna apertures, 9 equipment cabinets; the removal of the existing 9.7m monopole, 3 no. antennas, redundant equipment cabinets and development ancillary thereto on Mitchley Avenue.

Date Decision: 08.04.20

### Permission Refused

Level: Delegated Business Meeting

---

Ref. No. :	20/00474/TRE	Ward :	<b>Purley Oaks And Riddlesdown</b>
Location :	6 Hamond Close South Croydon CR2 6BZ	Type:	Consent for works to protected trees
Proposal :	1 x Maple stem - Fell to ground level. (TPO no. 24, 1994)		

Date Decision: 20.03.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. :	20/00522/HSE	Ward :	<b>Purley Oaks And Riddlesdown</b>
Location :	67 Penwortham Road South Croydon CR2 0QU	Type:	Householder Application
Proposal :	Removal of the front section of the garage with the conversion into a utility room. Construction of a single storey rear extension.		

Date Decision: 01.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. :	20/00566/DISC	Ward :	<b>Purley Oaks And Riddlesdown</b>
Location :	14 Mitchley Avenue Purley CR8 1DT	Type:	Discharge of Conditions

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Discharge of Condition 2 (materials), 3 (details), 4 (landscaping), 5 (construction logistics) attached to planning permission 18/03582/FUL for the demolition of existing property and erection of 3-storey development consisting 6 flats with associated access, 4 parking spaces, cycle storage and refuse store, and alterations to the existing land levels (revised description and proposal).

Date Decision: 03.04.20

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. : 20/00671/HSE

**Ward : Purley Oaks And Riddlesdown**

Location : 43 Kendall Avenue South  
South Croydon  
CR2 0QR

Type: Householder Application

Proposal : Demolition of the existing outbuilding for the erection of a new outbuilding (garden studio)

Date Decision: 07.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/00726/GPDO

**Ward : Purley Oaks And Riddlesdown**

Location : 22 Montpelier Road  
Purley  
CR8 2QA

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 4.25 metres with a maximum height of 3 metres

Date Decision: 02.04.20

### Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

---

Ref. No. : 19/05245/FUL

**Ward : Purley And Woodcote**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : Land Adjoining 68 Beaumont Road  
Purley  
CR8 2EG  
Type: Full planning permission

Proposal : Erection of two storey 5 bedroom dwelling with accommodation in the roofspace, with associated parking, cycle, refuse and landscaping

Date Decision: 08.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 19/06038/FUL  
Location : 66 Foxley Lane  
Purley  
CR8 3EE  
Type: Full planning permission  
Ward : **Purley And Woodcote**

Proposal : Change of use of single dwelling to 5 residential units (3 x 2 bed and 2 x 1 bed) with extensions, alterations, introduction of rooflights, associated parking, landscaping, cycle storage and refuse storage

Date Decision: 26.03.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 20/00051/HSE  
Location : 64 Lansdowne Road  
Purley  
CR8 2PB  
Type: Householder Application  
Ward : **Purley And Woodcote**

Proposal : Single storey side and rear extension.

Date Decision: 25.03.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/00112/DISC  
Location : 20 Smitham Bottom Lane  
Purley  
CR8 3DA  
Type: Discharge of Conditions  
Ward : **Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Discharge of conditions 2 (Materials), 5 (Balconies/Finished for Levels) and 10 (CLP) attached to permission 18/05408/FUL for demolition of existing dwelling. Erection of two storey building with accommodation in the roof space and single storey building with accommodation in the roof space at the rear to provide a total of 9 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking.

Date Decision: 16.03.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00180/DISC  
Location : 21A Green Lane  
Purley  
CR8 3PP

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

Proposal : Discharge of conditions 3 (1) Refuse, 3 (2) Cycle storage, 3 (3) boundary treatment including screening, 3 (4) Land level changes to frontage parking area, 3 (5) Electric vehicle charging points, 3 (6) Finished floor levels of the building, 3 (7) Roads, footpaths, access routes and gardens within the site including levels and gradients, 7 (landscaping) attached to application 18/01007/CONR to vary condition 1 (approved drawings) attached 17/05863/FUL for the demolition of existing dwelling: erection of two storey building with accommodation in roof space, comprising 6 two bedroom and 2 three bedroom flats: formation of vehicular access and provision of associated parking, refuse store and bike store

Date Decision: 20.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00245/CONR  
Location : Kingsbridge Court  
1 Woodcote Valley Road  
Purley  
CR8 3AH

Ward : **Purley And Woodcote**  
Type: Removal of Condition

Proposal : Variation of condition 1 (in accordance with approved plans), 3 (refuse, cycle, lighting, details), 4 (CLP/MS), 5 (materials), 6 (landscaping), 7 (carbon dioxide emissions), 11 (time limit) attached to planning permission ref. 18/02493/FUL for the demolition of the existing house: Erection of a two storey building with accommodation within the roof space comprising of 2x three bedroom, 5x two bedroom and 2x one bedroom flats: Provision of associated parking and landscaping.

Date Decision: 02.04.20

**Permission Granted**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Level: Delegated Business Meeting

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Ref. No. : 20/00259/HSE  
Location : 25 Cliff End  
Purley  
CR8 1BP  
Proposal : Erection of a single storey outbuilding in the rear garden. [Retrospective application].  
Ward : **Purley And Woodcote**  
Type: Householder Application

Date Decision: 07.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00371/LP  
Location : 47A Foxley Lane  
Purley  
CR8 3EH  
Proposal : Change of use from use class C3(a) (single family dwelling) to a bariatric care unit under use class C3(b)  
Ward : **Purley And Woodcote**  
Type: LDC (Proposed) Use edged

Date Decision: 23.03.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00484/DISC  
Location : 95-95A Foxley Lane  
Purley  
CR8 3HP  
Proposal : Discharge of condition 9 (noise assessment) attached to planning permission ref.18/02613/FUL.  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Date Decision: 26.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00545/DISC  
Location : Venture Lofts  
15 High Street  
Purley  
CR8 2FQ  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Discharge of Condition 11 (details) attached to planning permission 18/04812/FUL for the erection of a detached four storey building comprising of 2x studio, 2x one bedroom and 2x two bedroom flats. Provision of associated parking and landscaping.

Date Decision: 31.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00546/DISC

**Ward : Purley And Woodcote**

Location : Venture Lofts  
15 High Street  
Purley  
CR8 2FQ

Type: Discharge of Conditions

Proposal : Discharge of Condition 13 (landscaping) attached to planning permission 18/04812/FUL for the erection of a detached four storey building comprising of 2x studio, 2x one bedroom and 2x two bedroom flats. Provision of associated parking and landscaping.

Date Decision: 31.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00596/DISC

**Ward : Purley And Woodcote**

Location : St Nicholas School  
Reedham Drive  
Purley  
CR8 4DS

Type: Discharge of Conditions

Proposal : Discharge of condition 12 - Servicing and Parking Management Plan and condition 19 - Travel Plan attached to planning permission 17/06229/FUL for Demolition of existing school buildings; Erection of a replacement four storey school with associated car park, play areas, landscaping and associated works

Date Decision: 27.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00604/LP

**Ward : Purley And Woodcote**

Location : 48 Green Lane  
Purley  
CR8 3PJ

Type: LDC (Proposed) Operations edged

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Date Decision: 03.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00615/GPDO

**Ward : Purley And Woodcote**

Location : 48 Green Lane  
Purley  
CR8 3PJ

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension which projects out by 6 metres from the rear wall of the original house with an eaves height of 3 metres and an overall maximum height of 3 metres

Date Decision: 26.03.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/00630/NMA

**Ward : Purley And Woodcote**

Location : 14 Russell Green Close  
Purley  
CR8 2NR

Type: Non-material amendment

Proposal : Non-Material Amendment application in relation to Condition 2 (approved drawings), to align the approved site plan with the location plan, and rewording of Conditions 6 & 7 for planning permission 19/04607/FUL for: Construction of a four-storey building, including habitable roof-space, to accommodate seven flats with associated car parking spaces, cycle and bin stores, soft and hard landscaping; following the demolition of existing dwellinghouse.

Date Decision: 20.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00721/DISC

**Ward : Purley And Woodcote**

Location : 114 Foxley Lane  
Purley  
CR8 3NB

Type: Discharge of Conditions

Proposal : Discharge of condition 10 attached to planning permission 17/03305/FUL for Demolition of existing dwelling, erection of a two-storey building with accommodation in roof space comprising 1 x one bedroom, 5 x two bedrooms and 3x three bedroom apartments; provision of associated parking, cycle parking and refuse storage at: 114 Foxley Lane, Purley, CR8 3NB

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Date Decision: 26.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00816/GPDO  
Location : 25 Foxley Gardens  
Purley  
CR8 2DQ

**Ward : Purley And Woodcote**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 4.5 metres with a maximum height of 3.44 metres

Date Decision: 02.04.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/00861/LE  
Location : 25A Cliff End  
Purley  
CR8 1BP

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

Proposal : Rooflights on the front roof slope, retention of gable ends and dormer extension on the rear roof slope

Date Decision: 27.03.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/00862/LE  
Location : 25A Cliff End  
Purley  
CR8 1BP

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

Proposal : Retention outbuilding at rear

Date Decision: 27.03.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/00863/HSE

**Ward : Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 25A Cliff End  
Purley  
CR8 1BP  
Type: Householder Application  
Proposal : Retention of enlargement of patio area with balustrading and raised decking area with landing/steps and railings

Date Decision: 27.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00910/DISC  
Location : 41-43 Russell Hill Road  
Purley  
CR8 2LD  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 19 (Air Quality) attached to application 18/04264/FUL dated 15/02/2019 for 'Demolition of existing buildings; Erection of 2 x three/four storey buildings comprising 8 x one bedroom, 16 x two bedroom and 4 x three bedroom flats. Provision of vehicular accesses and provision of parking spaces, refuse and cycle storage and landscaping.'

Date Decision: 01.04.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/00915/LP  
Location : 1 Stoats Nest Road  
Coulsdon  
CR5 2JG  
Ward : **Purley And Woodcote**  
Type: LDC (Proposed) Operations edged

Proposal : Installation of rooflights on front and rear roof slope, erection of dormer extension on rear roof slope and bi-fold doors to rear elevation at ground floor level/steps

Date Decision: 09.04.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/00975/CAT  
Location : 9 Furze Hill  
Purley  
CR8 3LB  
Ward : **Purley And Woodcote**  
Type: Works to Trees in a Conservation Area

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Conifer (T1) Rear garden fell as close to ground level as possible and grind out stump 6-9 inches below ground level. Low amenity value. lack of light into surrounding area. replant with better specimen.

Date Decision: 20.03.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/01065/CAT	<b>Ward :</b>	<b>Purley And Woodcote</b>
Location :	12 Silver Lane Purley CR8 3HG	Type:	Works to Trees in a Conservation Area
Proposal :	T10, Thuja - To fell		

Date Decision: 20.03.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/01212/NMA	<b>Ward :</b>	<b>Purley And Woodcote</b>
Location :	95 - 95A Foxley Lane Purley CR8 3HP	Type:	Non-material amendment
Proposal :	Non-material amendment to planning permission ref. 18/02613/FUL for the demolition of 95 & 95A Foxley Lane: Erection of a two/three storey building to provide a 72 bedroom Care Home with associated external works and parking area to the front.		

Date Decision: 09.04.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. :	20/01259/NMA	<b>Ward :</b>	<b>Purley And Woodcote</b>
Location :	Flamingo House 21A Green Lane Purley	Type:	Non-material amendment

Proposal : Non-material amendment to planning permission 18/01007/CONR

Date Decision: 09.04.20



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Ref. No. : 19/05491/FUL **Ward : Sanderstead**  
Location : 35 Limpsfield Road **Type: Full planning permission**  
South Croydon  
CR2 9LA  
Proposal : Use as nail salon (sui generis) and retention of shopfront

Date Decision: 03.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05564/HSE **Ward : Sanderstead**  
Location : 75 Westfield Avenue **Type: Householder Application**  
South Croydon  
CR2 9JZ  
Proposal : Erection of a two storey rear extension, replacement garage and internal alterations.

Date Decision: 30.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00088/HSE **Ward : Sanderstead**  
Location : 44 Shaw Crescent **Type: Householder Application**  
South Croydon  
CR2 9JA  
Proposal : Demolition of conservatory, erection of single storey rear extension, associated alterations

Date Decision: 17.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00128/HSE **Ward : Sanderstead**  
Location : Donkey Down **Type: Householder Application**  
Hook Hill  
South Croydon  
CR2 0LA  
Proposal : Alterations and erection of a first floor extension

Date Decision: 01.04.20

**Permission Granted**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Level: Delegated Business Meeting

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Ref. No. : 20/00254/HSE  
Location : 22 Kingswood Avenue  
South Croydon  
CR2 9DQ

**Ward :** Sanderstead  
**Type:** Householder Application

Proposal : Garage conversion, including rear extension and replacement of flat roof with pitched roof

Date Decision: 25.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00256/HSE  
Location : 22 Kingswood Avenue  
South Croydon  
CR2 9DQ

**Ward :** Sanderstead  
**Type:** Householder Application

Proposal : Erection of a single storey side extension

Date Decision: 01.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00283/LP  
Location : 127 Norfolk Avenue  
South Croydon  
CR2 8BY

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

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

Date Decision: 30.03.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00329/HSE  
Location : 27 Lime Meadow Avenue  
South Croydon  
CR2 9AS

**Ward :** Sanderstead  
**Type:** Householder Application

Proposal : Demolishing an existing front porch for replacement and erection of a new front porch

Date Decision: 26.03.20



**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00376/HSE  
Location : 8 Sundown Avenue  
South Croydon  
CR2 0RP

Ward : **Sanderstead**  
Type: Householder Application

Proposal : Erection of a single storey side and rear extension

Date Decision: 09.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00392/GPDO  
Location : 8 Sundown Avenue  
South Croydon  
CR2 0RP

Ward : **Sanderstead**  
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 overall height of 2.8 metres

Date Decision: 16.03.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/00436/HSE  
Location : 209 Upper Selsdon Road  
South Croydon  
CR2 0DY

Ward : **Sanderstead**  
Type: Householder Application

Proposal : Conversion of the internal garage into a habitable room with the alterations to the roof.

Date Decision: 24.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00459/FUL

Ward : **Sanderstead**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : Garages At 1 Heathurst Road  
South Croydon  
CR2 0BB

Type: Full planning permission

Proposal : Demolition of the redundant garages and construction of a three-storey 3 bedroom 6 person detached dwelling.

Date Decision: 09.04.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 20/00461/CONR

Location : Redstone Apartments  
4 Rectory Park  
South Croydon

Ward : **Sanderstead**

Type: Removal of Condition

Proposal : Application to vary condition 1 (approved drawings) attached to planning permission ref.18/00588/FUL (Demolition of existing building: erection of a two storey building with accommodation in roofspace comprising 3 two bedroom, 2 one bedroom and 2 three bedroom flats : formation of vehicular access onto Borrowdale Drive and provision of associated parking spaces, cycle storage and refuse store.)

Date Decision: 02.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/00500/HSE

Location : 10 Lime Meadow Avenue  
South Croydon  
CR2 9AQ

Ward : **Sanderstead**

Type: Householder Application

Proposal : Garage conversion, demolition of a conservatory, alterations, erection of a single storey rear extension and formation of an annex

Date Decision: 03.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/00696/HSE

Location : 10 Addington Road  
South Croydon  
CR2 8RB

Ward : **Sanderstead**

Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Installation of rooflights, erection of part hip to gable roof extension and erection of two dormer extensions on the rear roof slope

Date Decision: 02.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/01000/GPDO  
Location : 99 Wentworth Way  
South Croydon  
CR2 9EZ

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

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 2.4 metres and a maximum height of 2.5 metres

Date Decision: 09.04.20

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/05308/HSE  
Location : 38 Farnborough Avenue  
South Croydon  
CR2 8HD

**Ward : Selsdon And Addington  
Village**  
Type: Householder Application

Proposal : First floor side extension and single storey side/rear extension.

Date Decision: 20.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05462/FUL  
Location : Saraband  
Bishops Walk  
Croydon  
CR0 5BA

**Ward : Selsdon And Addington  
Village**  
Type: Full planning permission

Proposal : Demolition of detached dwelling and garage, erection of detached dwelling with accommodation at roof and basement level, balcony, paved terrace, landscaping and associated alterations

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Date Decision: 24.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05685/HSE **Ward : Selsdon And Addington Village**  
Location : 15 Mountwood Close **Type: Householder Application**  
South Croydon  
CR2 8RJ  
Proposal : Demolition of a garage and conservatory and erection of a single storey front/side extension and loft conversion including a rear hip to gable extension and front dormer

Date Decision: 25.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05866/HSE **Ward : Selsdon And Addington Village**  
Location : 288 Addington Road **Type: Householder Application**  
South Croydon  
CR2 8LF  
Proposal : Demolition of a rear conservatory and erection of a single storey rear extension with juliette balcony to the rear elevation at first floor level

Date Decision: 01.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05938/HSE **Ward : Selsdon And Addington Village**  
Location : 19 Featherbed Lane **Type: Householder Application**  
Croydon  
CR0 9AE  
Proposal : Erection of ground/first floor side/rear extensions and conservatory; alternations to existing rear/side ground floor extensions; erection of rear roof extensions; insertion of roof lights to front and side roof slopes; enlargement of existing front bay window; conversion of a garage into habitable room; and, alterations to front elevation of the dwelling.

Date Decision: 16.03.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00273/HSE **Ward : Selsdon And Addington Village**  
Location : 32 Queenhill Road **Type: Householder Application**  
South Croydon  
CR2 8DQ  
Proposal : Enlargement of existing single storey side garage extension (towards the front) including the conversion into habitable space.

Date Decision: 27.03.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00450/LP **Ward : Selsdon And Addington Village**  
Location : 108 Foxearth Road **Type: LDC (Proposed) Operations edged**  
South Croydon  
CR2 8EF  
Proposal : Single storey rear extension (6 metres in depth with a maximum height of 3 metres) in accordance with the Prior Approval given by the London Borough of Croydon on 08/01/2020 (Ref- 19/05540/GPDO).

Date Decision: 18.03.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00946/GPDO **Ward : Selsdon And Addington Village**  
Location : 92 Ballards Way **Type: Prior Appvl - Class A Larger House Extns**  
South Croydon  
CR2 7LA  
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: 08.04.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 30 Coombe Road  
Croydon  
CR0 1BP  
Type: Full planning permission

Proposal : Alterations including erection of a three storey rear extension and rear dormer to the main roof, and formation of an additional studio unit at lower ground floor level.

Date Decision: 19.03.20

**Appeal Contested - (grounds of appeal)**

Level: Delegated Business Meeting

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Ref. No. : 19/05291/FUL  
Location : 16 Coombe Road  
Croydon  
CR0 1BP  
Type: Full planning permission  
Ward : **South Croydon**

Proposal : Construction of three-storey building comprising 5 flats with associated bin and cycle stores, following the demolition of existing dwellinghouse.

Date Decision: 25.03.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00139/FUL  
Location : 11A Harewood Road  
South Croydon  
CR2 7AT  
Type: Full planning permission  
Ward : **South Croydon**

Proposal : Erection of new front gates and boundary wall

Date Decision: 27.03.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00210/DISC  
Location : 44 Coombe Road  
(Formerly Known As R/o 15 Birdhurst  
Gardens)  
South Croydon  
Type: Discharge of Conditions  
Ward : **South Croydon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Discharge of conditions 2 -External facing materials including (a) specification material details, 2 - (b) window drawing details and 8 - Construction Logistics Plan attached to application 18/03002/FUL for Alterations including alterations to land levels, erection of three storey 5 bedroom house with steps, erection of pergola and bicycle storage at rear and provision of 2 parking spaces

Date Decision: 20.03.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00275/DISC

Ward : **South Croydon**

Location : 14 St Peter's Road  
Croydon  
CR0 1HD

Type: Discharge of Conditions

Proposal : Discharge of condition 6 (CLP) attached to planning permission 19/03716/FUL for the demolition of existing dwelling and erection of building to provide 8 residential units (7 x 2 beds and 1 x 3 beds), with associated landscaped areas including children's play space, parking, vehicular access, cycle and refuse storage

Date Decision: 25.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00300/HSE

Ward : **South Croydon**

Location : 60 Bynes Road  
South Croydon  
CR2 0PR

Type: Householder Application

Proposal : Erection of a ground floor rear/side extension.

Date Decision: 20.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00347/GPDO

Ward : **South Croydon**

Location : 21 Kingsdown Avenue  
South Croydon  
CR2 6QG

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension at basement level which projects out 6 metres from the rear of the original property with a maximum height of 3.2 metres

Date Decision: 07.04.20



**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00355/FUL **Ward : South Croydon**  
Location : 259 Brighton Road **Type: Full planning permission**  
South Croydon  
CR2 6EL  
Proposal : Part change of use of bakery (A1) and ancillary storage and offices to 3 x 1no bedroom residential units (C3), demolition of existing single storey building, alterations to fenestration, provision of cycle and refuse storage.

Date Decision: 30.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00472/HSE **Ward : South Croydon**  
Location : First Floor Flat 1 **Type: Householder Application**  
422 Brighton Road  
South Croydon  
CR2 6AN  
Proposal : Installation of replacement windows

Date Decision: 26.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00475/TRE **Ward : South Croydon**  
Location : 398 Selsdon Road **Type: Consent for works to protected trees**  
South Croydon  
CR2 0DE  
Proposal : 5 x Limes - Reduce height by 4m leaving 3m & reduce laterals by 2m leaving 2m  
1 x Lime Pollard to a height of 5m  
(TPO no. 11, 1974)

Date Decision: 20.03.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/00477/FUL **Ward : South Croydon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 39 Castlemaine Avenue  
South Croydon  
CR2 7HU  
Type: Full planning permission  
Proposal : Change of use of an existing annexe to a separate residential dwelling

Date Decision: 09.04.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00507/FUL  
Location : Land R/o 410-410A Brighton Road  
South Croydon  
CR2 6AN  
Ward : **South Croydon**  
Type: Full planning permission

Proposal : Erection of a detached building at rear for use within class B1(a) (office) and B8 (storage)

Date Decision: 09.04.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00569/TRE  
Location : Clevedon Court  
12 Normanton Road  
South Croydon  
CR2 7JW  
Ward : **South Croydon**  
Type: Consent for works to protected trees

Proposal : 05LK (6x Tilia): Reduce height of 4x trees by 4m and re-pollard 2x trees by 1.5m to leave an even remaining height of 6m and maximum crown spread of 1.5m on all compass points for all trees.  
05LL Tilia: Crown lift to 2m from ground level.  
05LJ Sorbus: Crown lift to 2m from ground level.  
(TPO no. 4, 1996)

Date Decision: 20.03.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/00601/DISC  
Location : Land Rear Of And Tudor House  
2 - 4 Birdhurst Road  
South Croydon  
CR2 7EA  
Ward : **South Croydon**  
Type: Discharge of Conditions

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Discharge of Conditions 8 (Noise Assessment), 9 (Low Emission Strategy), 15 (Hard and Soft Landscaping) attached to application 17/04437/FUL dated 30/07/2018 for 'Demolition of two existing residential units (class C3); erection of two blocks at the rear of 4 Birdhurst Road (Tudor House) to provide additional 53-55 bed care home accommodation with alterations to ground levels, additional parking and landscaping with access from Birdhurst Road and Coombe Road.'

Date Decision: 03.04.20

### Part Approved / Part Not Approved

Level: Delegated Business Meeting

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Ref. No. :	20/00622/HSE	Ward :	South Croydon
Location :	5 Elm Close South Croydon CR2 7AH	Type:	Householder Application
Proposal :	Demolition of the existing conservatory and the erection of a single storey rear extension.		

Date Decision: 09.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. :	20/00692/LP	Ward :	South Croydon
Location :	5 Rockhampton Road South Croydon CR2 7AQ	Type:	LDC (Proposed) Operations edged
Proposal :	Proposed rear dormer and hip to gable roof extension, front rooflights		

Date Decision: 03.04.20

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

Level: Delegated Business Meeting

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Ref. No. :	20/00739/HSE	Ward :	South Croydon
Location :	58 Avondale Road South Croydon CR2 6JA	Type:	Householder Application
Proposal :	Construction of a single storey side and rear extension.		

Date Decision: 09.04.20

### Permission Refused

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

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Ref. No. : 20/00797/GPDO **Ward :** **South Croydon**  
 Location : 18 Newark Road **Type:** Prior Appvl - Class A Larger  
 South Croydon House Extns  
 CR2 6HQ

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: 02.04.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 20/00800/HSE **Ward :** **South Croydon**  
 Location : 18 Newark Road **Type:** Householder Application  
 South Croydon  
 CR2 6HQ

Proposal : Erection of single storey side/rear extension

Date Decision: 09.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00823/GPDO **Ward :** **South Croydon**  
 Location : 1C Selsdon Road **Type:** Prior Appvl - Class M A1/A2 to  
 South Croydon dwelling  
 CR2 6PU

Proposal : Use of part of the ground floor (Use Class sui generis - betting shop) to 1 residential unit within Use Class C3 (dwelling), associated alterations

Date Decision: 03.04.20

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 20/00893/DISC **Ward :** **South Croydon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : The Rear Of 15 Birdhurst Gardens Type: Discharge of Conditions  
South Croydon  
CR2 7DT

Proposal : Discharge of condition 11 - Sustainable drainage attached to planning permission 18/03002/FUL for Alterations including alterations to land levels, erection of three storey 5 bedroom house with steps, erection of pergola and bicycle storage at rear and provision of 2 parking spaces

Date Decision: 09.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01088/NMA Ward : **South Croydon**  
Location : Coombe Lodge Playing Fields Type: Non-material amendment  
Melville Avenue  
South Croydon  
CR2 7HY

Proposal : Non material amendment application to Planning Permission 'Change of use of the site from playing fields (D2) to secondary school (D1) for 1680 pupils (1200 pupils 11 to 16 and 480 pupils 6th form) eight form entry secondary school, with associated erection of two/three storey high secondary school with associated separate sports hall building, with connected access, hard and soft landscaping, car parking, all weather pitch and sports areas and other ancillary facilities.' To install single storey store within service area.

Date Decision: 09.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01324/DISC Ward : **South Croydon**  
Location : Land And Garages South West Of The Type: Discharge of Conditions  
Junction Of Heathfield Road And Coombe  
Road  
Croydon  
CR0 1EL

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Discharge of Condition 8 (landscaping scheme) attached to planning permission 16/06514/FUL for the demolition of the existing garages, relocation of existing substation and erection of one three-storey building comprising ten flats and one part three, part four storey building comprising seven flats and three houses together with external stores and substation reprovision, car parking, landscaping and other associated works (AMENDED PLANS RECEIVED - BLOCK B REDUCED IN DEPTH, BLOCK A PART- INCREASED IN HEIGHT BY 1 STOREY, 2 ADDITIONAL PARKING SPACES, ALTERATIONS TO LANDSCAPING AND INTERNAL LAYOUTS) (amended description)

Date Decision: 27.03.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/00177/FUL

Ward : **Selhurst**

Location : 39A & 39B Edith Road  
South Norwood  
London  
SE25 5PG

Type: Full planning permission

Proposal : Erection of single storey rear extension and internal alterations to facilitate the conversion of the existing 5 bedroom dwelling into 1 x 3 bedroom and 1 x 2 bedroom flats.

Date Decision: 08.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/00198/DISC

Ward : **Selhurst**

Location : 122 Whitehorse Road  
Croydon  
CR0 2JF

Type: Discharge of Conditions

Proposal : Discharge of Condition 1 and Part-Discharge of Condition 5 attached to Planning Permission 18/02505/FUL for Alterations, Alterations to layout of 3 flats approved under 17/05439/GPDO erection of two storey rear extension to provide an additional 2 one bedroom flats, provision of associated refuse and cycle storage.

Date Decision: 17.03.20

### Approved

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Ref. No. : 20/00380/LE **Ward : Selhurst**  
Location : 89 St Saviour's Road Type: LDC (Existing) Use edged  
Croydon  
CR0 2XF  
Proposal : Alterations and use of dwelling as a HMO for 5 persons (existing)  
Date Decision: 24.03.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00408/HSE **Ward : Selhurst**  
Location : 359 Sydenham Road Type: Householder Application  
Croydon  
CR0 2EH  
Proposal : Erection of replacement roof to existing side/rear extension.  
Date Decision: 25.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00428/LE **Ward : Selhurst**  
Location : Flat 2 Type: LDC (Existing) Use edged  
333 Sydenham Road  
Croydon  
CR0 2EL  
Proposal : Erection of terrace at rear of flat 2 (retrospective)  
Date Decision: 25.03.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/00453/FUL **Ward : Selhurst**  
Location : 12 Saxon Road Type: Full planning permission  
South Norwood  
London  
SE25 5EQ  
Proposal : Demolition (retrospective) and erection of a two storey building with accommodation in the roof consisting of 4 x one bedroom flats and 1 x three bedroom flats with associated amenity space, car/cycle parking and refuse storage  
Date Decision: 08.04.20

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 20/00587/DISC  
Location : 58 - 60 Windmill Road  
Croydon  
CR0 2XP

**Ward : Selhurst**  
Type: Discharge of Conditions

Proposal : Discharge of condition 2 (External Materials) attached to permission 19/02674/FUL - Change of use from a multimedia and radio studio (use class B1b) to a Multi-Purpose Community Centre (use class D1), with works to include recladding of the existing building; a single storey extension to the rear; development of a portico structure to the front of the existing building and rearrangement of the parking area with parking provision.

Date Decision: 27.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00614/GPDO  
Location : 246 Whitehorse Road  
Croydon  
CR0 2LB

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

Proposal : Erection of a single storey rear extension which projects out by 5 metres from the rear wall of the original house with an eaves height of 2.7 metres and a maximum height of 2.9 metres

Date Decision: 26.03.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/00619/HSE  
Location : 61 Thornhill Road  
Croydon  
CR0 2XZ

**Ward : Selhurst**  
Type: Householder Application

Proposal : Erection of single-storey side/rear extension.

Date Decision: 31.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00750/DISC

**Ward : Selhurst**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : Apartment 16, Block A2 Type: Discharge of Conditions  
226 Whitehorse Road  
Croydon  
CR0 2LB

Proposal : Details pursuant to the discharge of condition 1 (bike and bin storage) of planning permission 19/04210/FUL for 'Subdivision of one residential unit to create two residential units (1x two bed and 1x three bed) with associated works, including external alterations.'

Date Decision: 09.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/01107/TRE Ward : **Selhurst**  
Location : Rebecca Court Type: Consent for works to protected trees  
40 Dagnall Park  
South Norwood  
London  
SE25 5EG  
Proposal : T1 Lime - Crown Reduce by up to 2m to manage trees crown within proximity to surroundings.  
(TPO no. 1, 1987)

Date Decision: 20.03.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/02994/FUL Ward : **Shirley North**  
Location : 49-51A Shirley Road Type: Full planning permission  
Croydon  
CR0 7ER

Proposal : Demolition of part of existing building(s) to rear. Erection of extensions to the roof, side and rear of the site to create 7 new flats.

Date Decision: 23.03.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/04011/DISC Ward : **Shirley North**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 20-22 The Glade  
Croydon  
CR0 7QD  
Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of conditions 2 (materials), 3 (cycle storage), 5 (landscaping) and 7 (sustainable drainage) of planning application 18/05928/FUL for 'Erection of 2 x three bed semi-detached dwellings with associated access and parking. Formation of parking areas for 20-22 The Glade.

Date Decision: 03.04.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 19/04149/FUL  
Location : 151 Wickham Road  
Croydon  
CR0 8TE  
Ward : Shirley North  
Type: Full planning permission

Proposal : Erection of a two storey stepped, side and rear extension with alterations to the roof and additional rear dormer, retention of the existing commercial unit and construction of four additional self-contained apartments.

Date Decision: 18.03.20

### Permission Granted

Level: Planning Committee - Minor Applications

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Ref. No. : 19/05228/TRE  
Location : Amenity Land  
Peregrine Gardens  
Croydon  
CR0 8UE  
Ward : Shirley North  
Type: Consent for works to protected trees

Proposal : T4 - Oak, Crown lift to 2.5m measured from ground level. Reasons - to clear public footpath \_ passing pedestrians.  
(TPO no. 3, 1993)

Date Decision: 20.03.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. : 20/00045/GPDO  
Ward : Shirley North

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 31B Woodmere Avenue  
Croydon  
CR0 7PG  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 8 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum height of 2.9 metres

Date Decision: 08.04.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/00092/FUL  
Location : 67 Orchard Avenue  
Croydon  
CR0 7NE  
Ward : Shirley North  
Type: Full planning permission

Proposal : Demolition of existing garage; erection of a two storey side extension, two storey rear extension, loft conversion with roof lights in the front roof slope and dormers in the rear roof slope, the construction of rear basement with terrace area and external staircase and alterations to the front vehicular access and boundary treatment. Conversion of single dwelling into 6 flats - 3 x 1 bedroom flat and 3 x 2 bedroom flat; provision of car parking, refuse and recycling store, soft landscaping and new vehicular access onto Woodland Way, with hardstanding area.

Date Decision: 20.03.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00109/DISC  
Location : Woodland House  
18A Fairhaven Avenue  
Croydon  
Ward : Shirley North  
Type: Discharge of Conditions

Proposal : Discharge of Condition 18 (floor levels) of planning permission 20/00305/CONR

Date Decision: 09.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00299/FUL  
Ward : Shirley North

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 211 Wickham Road  
Croydon  
CR0 8TG  
Type: Full planning permission  
Proposal : Demolition of existing ancillary buildings associated with the shop and erection of a new two storey building containing four dwellings

Date Decision: 17.03.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/00305/CONR  
Location : Pegasus  
Fairhaven Avenue  
Croydon  
CR0 7RX  
Type: Removal of Condition  
Ward : Shirley North  
Proposal : Variation of Condition 1 (Planning Drawings) of approval 19/01761/FUL for various internal and external changes.

Date Decision: 03.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00311/FUL  
Location : 2 Angelica Gardens  
Croydon  
CR0 8XB  
Type: Full planning permission  
Ward : Shirley North  
Proposal : Conversion and extension to the existing garage to provide a granny annexe ancillary the existing dwelling.

Date Decision: 02.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00356/FUL  
Location : 67A Orchard Avenue  
Croydon  
CR0 7NE  
Type: Full planning permission  
Ward : Shirley North  
Proposal : Demolition of the existing carport and the erection of a single storey front extension and part two storey, part single storey side extension and associated internal alterations for the conversion of the house into two flats.

Date Decision: 03.04.20



### Approved

Level: Delegated Business Meeting

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Ref. No. : 20/00646/TRE  
Location : 9 Parkfields  
Croydon  
CR0 8DH  
Proposal : T1 Oak: - Fell

**Ward :** Shirley North  
**Type:** Consent for works to protected trees

T2 Oak: - Crown lift to 5m. Reduce radial spread (house side) to no less than 5m.  
Remove deadwood as exception.  
(TPO no. 2, 2006)

Date Decision: 20.03.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. : 20/00656/HSE  
Location : 7 Lavender Way  
Croydon  
CR0 7RP  
Proposal : Retrospective application for erection of single-storey rear extension and single-storey side extension.

**Ward :** Shirley North  
**Type:** Householder Application

Date Decision: 31.03.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 20/00836/TRE  
Location : 29 Freshfields  
Croydon  
CR0 7QS  
Proposal : T1 OAK CROWN REDUCE BY UP TO 2M & DEADWOOD.  
T2 OAK CROWN REDUCE BY UP TO 2M & DEADWOOD.  
T3 OAK CROWN REDUCE BY UP TO 2M & DEADWOOD.  
T4 SYCAMORE CROWN REDUCE BY UP TO 2M & DEADWOOD PLUS IVY GIRDLE.

**Ward :** Shirley North  
**Type:** Consent for works to protected trees

Date Decision: 03.04.20

### Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01329/LP  
Location : 26 Wilks Gardens  
Croydon  
CR0 8UJ  
Ward : Shirley North  
Type: LDC (Proposed) Operations edged  
Proposal : Erection of dormer in rear roofslope, removal of chimney stack and installation of 3 rooflights in front roofslope.

Date Decision: 27.03.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/01533/LP  
Location : 15 The Glade  
Croydon  
CR0 7QG  
Ward : Shirley North  
Type: LDC (Proposed) Operations edged  
Proposal : Hip to gable roof alteration to incorporate rear dormer and front roof lights with juliette balcony

Date Decision: 07.04.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/00127/CONR  
Location : 52 Shirley Way  
Croydon  
CR0 8PA  
Ward : Shirley South  
Type: Removal of Condition  
Proposal : Variation of condition 1 (drawing numbers) attached to permission 17/05989/HSE - Demolition and erection of single/two storey side extension and single storey rear extension

Date Decision: 02.04.20

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/00250/HSE  
Location : 4 Worcester Close  
Croydon  
CR0 8HT  
Ward : Shirley South  
Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Single storey side/rear extension (following demolition of existing side/rear extension and garage).

Date Decision: 18.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/05592/FUL **Ward :** South Norwood  
Location : 426-428 Whitehorse Road **Type:** Full planning permission  
Croydon  
CR7 8SB

Proposal : Proposed second floor rear extension and ground floor extension to enlarge existing flats at first floor level with new first floor external access and ground floor shop.

Date Decision: 18.03.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 19/05593/FUL **Ward :** South Norwood  
Location : 254 Holmesdale Road **Type:** Full planning permission  
South Norwood  
London  
SE25 6HX

Proposal : Retrospective change of use of extended dwellinghouse to 2x self-contained flats comprising 1x 1 bed / 1 person flat and 1x 2 bed / 3 person flat.

Date Decision: 17.03.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/05629/FUL **Ward :** South Norwood  
Location : Oceanic Bar **Type:** Full planning permission  
83-84 High Street  
South Norwood  
London  
SE25 6YZ

Proposal : Change of use to a restaurant/bar (A3/A4 Use) Amended description



## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Date Decision: 07.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. :	19/05799/HSE	<b>Ward :</b>	<b>South Norwood</b>
Location :	80 Warminster Road South Norwood London SE25 4DQ	Type:	Householder Application
Proposal :	Erection of a single and rear extension and dropped kerb for vehicular access with hardstanding area.		

Date Decision: 18.03.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. :	20/00194/HSE	<b>Ward :</b>	<b>South Norwood</b>
Location :	20 Prince Road South Norwood London SE25 6NW	Type:	Householder Application
Proposal :	Demolition of existing conservatory and erection of single storey rear extension.		

Date Decision: 23.03.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. :	20/00338/LE	<b>Ward :</b>	<b>South Norwood</b>
Location :	16 Hurlstone Road South Norwood London SE25 6JD	Type:	LDC (Existing) Use edged
Proposal :	Use as HMO for upto 6 people		

Date Decision: 20.03.20

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

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Ref. No. : 20/00358/DISC **Ward : South Norwood**  
Location : 20 High Street **Type: Discharge of Conditions**  
South Norwood  
London  
SE25 6EZ  
Proposal : Discharge of conditions 2 (Materials) and 4 (Refuse Storage) attached to permission 18/01026/FUL -Demolition of a single/two storey rear projection, erection of single/two storey extension to create 1 bed flat on ground floor and reconfigure 1st floor to create 1 bed flat  
Date Decision: 03.04.20

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00495/HSE **Ward : South Norwood**  
Location : 298 Whitehorse Lane **Type: Householder Application**  
South Norwood  
London  
SE25 6UF  
Proposal : Retrospective application for garage at rear  
Date Decision: 09.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00617/FUL **Ward : South Norwood**  
Location : 29 Manor Road **Type: Full planning permission**  
South Norwood  
London  
SE25 4TD  
Proposal : Rear ground floor, first floor and roof extensions to create a six person HMO  
Date Decision: 06.04.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00703/GPDO **Ward : South Norwood**  
Location : 17 Lincoln Road **Type: Prior Appvl - Class A Larger House Extns**  
South Norwood  
London  
SE25 4HG

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Erection of a single storey rear extension which projects out by 4.87 metres from the rear wall of the original house with an eaves height of 3 metres and a maximum overall height of 3 metres

Date Decision: 26.03.20

### Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

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Ref. No. : 20/01076/TRE **Ward : South Norwood**  
Location : Kingsmeade Court **Type: Consent for works to protected trees**  
225 Selhurst Road  
South Norwood  
London  
SE25 6XD

Proposal : T1 & T2 Elder & Cherry tree - Reduce 2 x 8m trees to leave 6m trees  
G1 Plum Group - Reduce 5m trees by 2m to leave 3m trees reduce a 3m crown spread by 1m to leave 2m  
T3 Cherry tree - Reduce a 4m tree by 1m to leave a 3m tree  
T4 Evergreen Oak tree - Reduce a 10m tree by 3m to leave a 7m tree  
T5 Neighbours Lime tree - Cut back lateral branches by 3m to fence line (common law)  
T6 Ash tree self sown - pushing wall - Cut down to ground level or as low as possible  
G2 Evergreen Oak group forming one crown - Reduce 10m group by 3m to leave at 7m  
T7 Goat Willow - Cut back 5m lateral branches on flat side (North) by 2.5m to leave a spread of 2.5m  
T8 Neighbours Ash tree - Cut back 6m lateral branches by 3m to boundary fence line (common law)  
(TPO no. 8, 1999)

Date Decision: 20.03.20

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. : 20/01081/CAT **Ward : South Norwood**  
Location : 223 Selhurst Road **Type: Works to Trees in a Conservation Area**  
South Norwood  
London  
SE25 6XY

Proposal : T1 Elm tree - Fell to ground level  
T2 Ash tree - Remove 1 low branch over pavement to clear 3m  
T3 Lime - Remove low branches over drive to clear 5m  
T4 Sycamore - Remove low branches to clear 8m all round

Date Decision: 20.03.20



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : T1 Oak - situated on boundary. WORKS - Remove lateral branch highlighted with blue dashed line on attached plan. Reduce North East facing lateral branches overhanging garden of (no.28) by 2.5m measured from the branch tips. The general area in which 2.5m pruning can be undertaken is shown in the yellow hatched area on the attached plan. Pruning should not exceed above the specified 7m limit.  
(TPO no.21, 1972)

Date Decision: 20.03.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/00901/TRE  
Location : 9 Lapwing Close  
South Croydon  
CR2 8TD  
Proposal : Horse Chestnut - Overall crown reduction of 2m.  
(TPO no. 16, 1971)

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

Date Decision: 17.03.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/01114/NMA  
Location : 230 Addington Road  
South Croydon  
CR2 8LE  
Proposal : Non-material amendment to planning permission ref. 16/05537/FUL for the demolition of existing garage and showroom. Erection of four storey building with retained lower ground floor level and basement comprising mixed use retail and 11 two bedroom, 14 one bedroom and 1 three bedroom flats.

**Ward : Selsdon Vale And Forestdale**  
Type: Non-material amendment

Date Decision: 30.03.20

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/01342/DISC  
Location : Development Site Adjoining 46 Quail  
Gardens  
South Croydon

**Ward : Selsdon Vale And Forestdale**  
Type: Discharge of Conditions

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Discharge of Conditions 3 (EVCP - Part 2 only) attached to application 19/00543/FUL dated 22/07/2019 for 'Erection of 15 x three bedroom terraced houses. Provision of vehicular access, access road and associated works including car/cycle parking, refuse storage and landscaping.'

Date Decision: 09.04.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 19/01396/FUL

Ward : **Thornton Heath**

Location : 38 A-F Sandfield Road  
Thornton Heath  
CR7 8AU

Type: Full planning permission

Proposal : Erection of additional storey to provide 1 x 2 bed unit with external balcony area.

Date Decision: 08.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 19/03751/CONR

Ward : **Thornton Heath**

Location : 112 Grange Park Road  
Thornton Heath  
CR7 8QB

Type: Removal of Condition

Proposal : Variation of condition 1 of planning application reference: 19/01564/HSE (Erection of single storey rear extension, two storey side extension and loft conversion with rear dormer).

Date Decision: 03.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 19/04663/FUL

Ward : **Thornton Heath**

Location : 66 Camden Gardens  
Thornton Heath  
CR7 8AY

Type: Full planning permission

Proposal : Erection of new build two bedroom dwelling house with associated external alterations

Date Decision: 30.03.20

### Permission Granted

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Ref. No. : 19/04930/FUL **Ward : Thornton Heath**  
Location : 405 Whitehorse Road **Type: Full planning permission**  
Croydon  
CR7 8SD  
Proposal : Conversion of the existing dwelling house together with two storey rear extension, loft conversion and roof extensions to provide 2 self contained residential units ( 1 x 5 person 1 x 1 person) with associated bicycle storage and refuse storage.  
Date Decision: 18.03.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00148/HSE **Ward : Thornton Heath**  
Location : 73 The Drive **Type: Householder Application**  
Thornton Heath  
CR7 8LB  
Proposal : Erection of single-storey rear/side extension and single-storey rear extension.  
Date Decision: 25.03.20

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/00289/DISC **Ward : Thornton Heath**  
Location : 36 Norwich Road **Type: Discharge of Conditions**  
Thornton Heath  
CR7 8NA  
Proposal : Details pursuant to Condition 10 (SUDS) in respect to planning permission 18/01358/FUL granted for alterations involving part single/part two-storey rear extension and roof extension as part of conversion into 3 flats.  
Date Decision: 18.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00290/LP **Ward : Thornton Heath**  
Location : 51 Grange Road **Type: LDC (Proposed) Operations**  
South Norwood **edged**  
London  
SE25 6TH  
Proposal : Erection of an outbuilding  
Date Decision: 26.03.20

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Level: Delegated Business Meeting

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Ref. No. : 20/00343/LP  
Location : 51 Grange Road  
South Norwood  
London  
SE25 6TH

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

**Proposal :** Construction of hip to gable end extension and erection of dormer extension in rear roofslope; installation of rooflights in front roofslope.

**Date Decision:** 20.03.20

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

Level: Delegated Business Meeting

---

Ref. No. : 20/00515/HSE  
Location : 41 Wrights Road  
South Norwood  
London  
SE25 6RY

**Ward :** Thornton Heath  
**Type:** Householder Application

**Proposal :** Erection of dormer extension in rear roofslope and installation of 3 rooflights in front roofslope.

**Date Decision:** 30.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00606/HSE  
Location : 28 Gilsland Road  
Thornton Heath  
CR7 8RQ

**Ward :** Thornton Heath  
**Type:** Householder Application

**Proposal :** Installation of replacement first floor window in rear elevation, new brickwork to rear elevation and associated alterations.

**Date Decision:** 18.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00635/HSE  
Location : 8 Bensham Grove  
Thornton Heath  
CR7 8DA

**Ward :** Thornton Heath  
**Type:** Householder Application

**Proposal :** Erection of single storey rear extension



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Date Decision: 31.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00695/DISC **Ward : Thornton Heath**  
Location : 8 Howberry Road **Type: Discharge of Conditions**  
Thornton Heath  
CR7 8HY  
Proposal : Discharge of Condition 1 attached to permission 19/03911/GPDO for 'Change of use of existing retail premises to provide 2-bed flat with bedroom at basement level.'

Date Decision: 02.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00698/HSE **Ward : Thornton Heath**  
Location : 9 Grange Park Road **Type: Householder Application**  
Thornton Heath  
CR7 8QE  
Proposal : Erection of single-storey side/rear extension and single-storey rear extension.

Date Decision: 01.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/01496/LP **Ward : Thornton Heath**  
Location : 287 Whitehorse Lane **Type: LDC (Proposed) Operations**  
South Norwood **edged**  
London  
SE25 6UL  
Proposal : Conversion of the loft space involving the formation of a dormer extension at rear and the installation of rooflights in the front roof-slope.

Date Decision: 02.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00201/HSE **Ward : Waddon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 28 Whitgift Avenue  
South Croydon  
CR2 6AY  
Type: Householder Application

Proposal : Erection of single storey rear extension and front extension and raised patio to the rear.

Date Decision: 23.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00270/PA8  
Location : Land At John Lewis PLC  
330 Purley Way  
Croydon  
CR0 4XJ  
Ward : **Waddon**  
Type: Telecommunications Code  
System operator

Proposal : Installation of a 22.5m lattice tower supporting 9 antennas, 2 transmission dishes, 6 equipment cabinets, 1 meter cabinet and ancillary development within a 2m palisade fence to form a compound.

Date Decision: 17.03.20

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00292/LP  
Location : 28 Courtney Road  
Croydon  
CR0 4LS  
Ward : **Waddon**  
Type: LDC (Proposed) Operations  
edged

Proposal : Proposed internal alterations to existing three flat converted building

Date Decision: 18.03.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00381/CONR  
Location : 60-62 Southbridge Road  
Croydon  
CR0 1AE  
Ward : **Waddon**  
Type: Removal of Condition

Proposal : Variation of condition 1 (Drawing Numbers) and condition 2 (Refuse Storage) attached to permission 19/02362/GPDO- Application for notification of prior approval of the GPDO 2015 - Part 3 Changes of Use Class M Use from Class A1/A2 to Class C3 6x residential dwellings.

Date Decision: 31.03.20



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Demolition of a dwellinghouse and erection of a three storey building with accommodation in the roof, accommodating 8 flats with associated car parking, cycle parking, refuse storage, landscaping, PV panels and green roof

Date Decision: 03.04.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00605/HSE  
Location : 13 Cuthbert Road  
Croydon  
CR0 3RB  
Proposal : Erection of single-storey rear extension.

Ward : **Waddon**  
Type: Householder Application

Date Decision: 18.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00927/TRE  
Location : 104 South End  
Croydon  
CR0 1DQ  
Proposal : This application is to carry out a site investigation at the car park adjacent to MW Solicitors 104 Southend Croydon. A TPO application is being made upon request of the arboricultural officer R.Goodefollowing pre-application meeting on 17th October 2019.

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

The proposed investigation will extend only to removal of surfacing at areas of interest. No root severance is set to occur and at the point root growth is discovered exploratory works will cease and the investigation will conclude.  
(TPO no. 56, 1989)

Date Decision: 08.04.20

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 20/01527/NMA  
Location : 60-62 Southbridge Road  
Croydon  
CR0 1AE  
Proposal : Non material amendment to permission 19/02362/GPDO- Application for notification of prior approval of the GPDO 2015 - Part 3 Changes of Use Class M Use from Class A1/A2 to Class C3 6x residential dwellings.

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

Date Decision: 06.04.20

### Approved

Level: Delegated Business Meeting

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Ref. No. : 19/01467/HSE  
Location : 22 Oakley Road  
South Norwood  
London  
SE25 4XQ  
Ward : **Woodside**  
Type: Householder Application  
Proposal : Retention of single storey rear/side (infill extension) and single storey rear extension.  
Date Decision: 09.04.20

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 19/05683/FUL  
Location : 96 Portland Road  
South Norwood  
London  
SE25 4PJ  
Ward : **Woodside**  
Type: Full planning permission  
Proposal : Demolition of attached rear ancillary storage building with ancillary kitchenette and w/c. Alterations and Erection of detached two storey building at rear comprising 2 live/work units. Provision of associated ground floor terrace area, and refuse and cycle storage.  
Date Decision: 31.03.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 20/00024/FUL  
Location : 28A Portland Road  
South Norwood  
London  
SE25 4PF  
Ward : **Woodside**  
Type: Full planning permission  
Proposal : Change of use of the ground floor from sui generis (betting shop) to part office and part one bedroom two person dwelling  
Date Decision: 02.04.20

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 20/00430/DISC  
Ward : **Woodside**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : Land R/O 1-9 Birchanger Road Type: Discharge of Conditions  
South Norwood  
London  
SE25 5BA

Proposal : Details pursuant to conditions 5 (a) floor levels, (b) hard and soft landscaping, (d) vehicle site lines) , 6 (refuse), ,7 (cycle), 12 (electric parking) of planning permission 18/03989/FUL granted for change of use to C3 residential on the site and with the erection of 4 two storey houses (4 x 3 bedrooms) and one 2 storey apartment building (comprising one 1 bedroom flat and one 2 bedroom flat), formation of vehicle access and provision of 6 parking spaces, refuse storage and cycle stores.

Date Decision: 09.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00490/DISC Ward : **Woodside**  
Location : The Chestnuts Type: Discharge of Conditions  
2 Woodside Green  
South Norwood  
London  
SE25 5DT

Proposal : Details pursuant to conditions 3 (c) roof tiles (d) bricks (e) chimney pots in respect to application 15/03048/LB granted for Internal and external alterations and use as dwellinghouse.

Date Decision: 27.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/00603/HSE Ward : **Woodside**  
Location : 36 Sandown Road Type: Householder Application  
South Norwood  
London  
SE25 4XE

Proposal : Erection of single-storey rear extension.

Date Decision: 23.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00677/LE Ward : **Woodside**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 43 Birchanger Road  
South Norwood  
London  
SE25 5BA  
Type: LDC (Existing) Operations  
edged  
Proposal : Single storey rear extension  
Date Decision: 07.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00715/GPDO  
Location : 16 Southcote Road  
South Norwood  
London  
SE25 4RG  
Type: LDC (Existing) Operations  
edged  
Ward : Woodside  
Type: Prior Appvl - Class A Larger  
House Extns  
Proposal : Erection of single storey rear extension projecting out 4.2 metres with a maximum height  
of 4 metres  
Date Decision: 17.03.20

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00905/LP  
Location : 13 Woodside Park  
South Norwood  
London  
SE25 5DN  
Type: LDC (Proposed) Operations  
edged  
Ward : Woodside  
Type: LDC (Proposed) Operations  
edged  
Proposal : Single storey rear extension; rear dormer roof extension; replacement first floor rear  
windows and one rooflight to front roofslope.  
Date Decision: 08.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00976/LP  
Location : 4 Southcote Road  
South Norwood  
London  
SE25 4RG  
Type: LDC (Proposed) Operations  
edged  
Ward : Woodside  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of rear dormer window and installation of three front roof windows in connection  
with loft conversion.  
Date Decision: 17.03.20

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

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

Level: Delegated Business Meeting

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Ref. No. : 18/05774/DISC **Ward : West Thornton**  
Location : 154 Canterbury Road **Type: Discharge of Conditions**  
Croydon  
CR0 3HE  
Proposal : Discharge of Conditions 2, 3, 4 and 5 attached to application 17/04382/GPDO for 'Use of ground floor as 4 flats'  
Date Decision: 25.03.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/03617/DISC **Ward : West Thornton**  
Location : Land To The Rear Of 9-17 Campbell Road **Type: Discharge of Conditions**  
Croydon  
CR0 2SQ  
Proposal : Discharge of condition 8 (site security lighting, location of disabled parking bays and EVCP's), pursuant to planning permission 17/06194/FUL.  
Date Decision: 01.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/04841/CONR **Ward : West Thornton**  
Location : 770A London Road **Type: Removal of Condition**  
Thornton Heath  
CR7 6JB  
Proposal : Variation of Condition 1 (approved drawings) of planning application 18/01219/FUL (Change of Use from D1 to C3; construction of additional floor to provide 2 one bedroom maisonettes (Amendments to planning permission ref. 16/05850/FUL) altering fenestration and layout  
Date Decision: 18.03.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/04870/DISC **Ward : West Thornton**



Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : Paxton Academy Sports And Science                      Type: Discharge of Conditions  
Specialist  
843 London Road  
Thornton Heath

Proposal : Discharge of Conditions 13 (Landscaping), 20 (Community Use Plan) and 23 (NOX Boilers) of permission 16/05872/FUL (granted on appeal).

Date Decision: 07.04.20

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/06016/FUL    **Ward : West Thornton**  
Location : 71 Leander Road    Type: Full planning permission  
Thornton Heath  
CR7 6JZ

Proposal : Conversion of an existing house into 2 flats, 1 two bed and 1 three bed and alterations, including the front porch and creation of a flat roof to the single storey rear outrigger for a first floor terrace/balcony area for amenity space. (Amended)

Date Decision: 03.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00248/FUL    **Ward : West Thornton**  
Location : Croydon House    Type: Full planning permission  
1 Peall Road  
Croydon  
CR0 3EX

Proposal : Installation of 4 x air conditioning units.

Date Decision: 01.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00421/FUL    **Ward : West Thornton**  
Location : Dunheved Hotel    Type: Full planning permission  
639-641 London Road  
Thornton Heath  
CR7 6AZ

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Proposal : Rear roof extension at second floor level to accommodate additional hotel guestrooms  
(Use Class C1)

Date Decision: 02.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00531/HSE  
Location : 55 Bensham Lane  
Croydon  
CR0 2RX

**Ward : West Thornton**  
Type: Householder Application

Proposal : Erection of single-storey rear/side extension, single-storey rear extension and alteration to front bay.

Date Decision: 27.03.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00557/FUL  
Location : 11 Peall Road  
Croydon  
CR0 3EX

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

Proposal : Change of use of the existing A1 (retail) unit to a flexible use of A1, B1b and B1c (Business), B2 (General Industry) and B8 (Storage and Distribution)

Date Decision: 01.04.20

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00627/HSE  
Location : 17 Wortley Road  
Croydon  
CR0 3EB

**Ward : West Thornton**  
Type: Householder Application

Proposal : Construction of mansard roof extension to create an additional bedroom

Date Decision: 07.04.20

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 20/00640/HSE

**Ward : West Thornton**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 13 Woodcroft Road  
Thornton Heath  
CR7 7HB  
Type: Householder Application  
Proposal : Erection of first floor rear extension.  
Date Decision: 07.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00652/GPDO  
Location : 88 Canterbury Road  
Croydon  
CR0 3HA  
Ward : **West Thornton**  
Type: Prior Appvl - Class A Larger  
House Extns  
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 2.78 metres  
Date Decision: 26.03.20

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 20/00667/ADV  
Location : 847 - 853 London Road  
Thornton Heath  
CR7 6JH  
Ward : **West Thornton**  
Type: Consent to display  
advertisements  
Proposal : Erection of 6.3m high pylon price sign (including lightbox and illuminated signage)  
Date Decision: 31.03.20

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 20/00745/LP  
Location : 2 Marden Crescent  
Croydon  
CR0 3ER  
Ward : **West Thornton**  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of outbuilding in the rear garden for use as a gym and storage space  
Date Decision: 09.04.20

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

Level: Delegated Business Meeting

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Ref. No. : 20/00751/FUL  
Ward : **West Thornton**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 11th April 2020

Location : 729 London Road  
Thornton Heath  
CR7 6AU  
Type: Full planning permission  
Proposal : Alterations to the shopfront to provide a separate access to the first floor flat  
Date Decision: 09.04.20

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 20/00820/LP  
Location : 51 Wharfedale Gardens  
Thornton Heath  
CR7 6LE  
Type: LDC (Proposed) Operations edged  
Ward : West Thornton  
Proposal : Single storey rear extension.  
Date Decision: 27.03.20

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

Level: Delegated Business Meeting

**PLANNING COMMITTEE AGENDA**

**April 2020**

**Part 8 Other Planning Matters**

**Item 8.2**

<p><b>Report of:</b> Head of Development Management</p> <p><b>Author:</b> Pete Smith</p>	<p><b>Title:</b> Planning Appeal Decisions (March 2020)</p>
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**1. PURPOSE**

- 1.1 This report provides details of town planning appeal outcomes and the range of planning considerations that are being taken into account by the Planning Inspectors, appointed by the Secretary of State for Housing, Communities and Local Government.
- 1.2 The report covers all planning appeals, irrespective of whether the related planning application was determined by Planning Committee, Planning Sub Committee or by officers under delegated powers. It also advises on appeal outcomes following the service of a planning enforcement notice.
- 1.3 A record of appeal outcomes will also be helpful when compiling future Annual Monitoring Reports.

**2. APPEAL DECISIONS**

- 2.1 The following appeal decisions have been received by the Council during the reporting period.

<b>Application No:</b>	<b>19/02364/FUL</b>
<b>Site:</b>	<b>24-26 Northwood Road, Thornton Heath, CR7 8HQ</b>
<b>Proposed Development:</b>	<b>Redevelopment of the site to provide 8 residential apartments (1x3 bed, 5x2 bed and 2x1 bed) with bin and bike storage and vehicle crossover)</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>Victoria Bates</b>
<b>Ward</b>	<b>Thornton Heath</b>

- 2.2 The main issues in this case were as follows:
  - The effect of the proposal on the character and appearance of the area
  - The quality of the accommodation for future occupiers
  - The impact of the development on highway safety

- The adequacy of refuse storage
- 2.3 The appeal site comprised a pair of semi-detached properties with narrow back gardens - bounded on both sides by commercial property. The scheme sought to replace these modest houses with a four-storey building which would have occupied a large proportion of the plot.
  - 2.4 The Planning Inspector was concerned about the principle of a four-storey building and concluded that the height and depth of the development would have been markedly out of keeping with the scale and character of the residential development found in this part of Northwood Road. This was considered more pronounced, due to neighbouring commercial buildings being set back into their respective sites. He also did not feel that the contemporary design approach would have overcome the incongruous height and scale of the proposed building.
  - 2.5 In terms of living conditions for future residents, he was concerned that some of the bedrooms had no outlook/windows which would have been oppressive and unattractive for those using the rooms. He was also concerned that the proposed ground floor flat (north facing) would have had poor outlook (looking out onto the proposed car parking area only). He also noted that this flat would not have had any private amenity space and that a number of the other apartments would have had substandard balcony spaces with many of the units not meeting the minimum floorspace standards.
  - 2.6 He noted that the scheme would have resulted in an intensification of residential development in an area characterised by low levels of public transport accessibility - with the scheme delivering an on-site car parking shortfall (1 ½ spaces). With high levels of on street car parking stress, he concluded that the proposal would have increased instances of dangerous and obstructive car parking on street, to the detriment of the free and safe flow of vehicular and pedestrian traffic.
  - 2.7 Finally, in terms of proposed refuse storage arrangements, whilst he was content with the proposed location of the refuse store, he was concerned that the doors would have opened out onto the only circulation space down the side of the building, towards the communal garden – doubting whether the bins could fit down the passage-way when in use. He therefore concluded that the arrangements would not have been satisfactory.
  - 2.8 The appeal was therefore comprehensively DISMISSED.

<b><i>Application No:</i></b>	<b><i>19/03211/FUL</i></b>
<b><i>Site:</i></b>	<b><i>59, Headcorn Road, CR7 6JR</i></b>
<b><i>Proposed Development:</i></b>	<b><i>Erection of single storey detached house with habitable accommodation in the roof-space</i></b>
<b><i>Decision:</i></b>	<b><i>REFUSE PLANNING PERMISSION</i></b>
<b><i>Appeal Method:</i></b>	<b><i>WRITTEN REPRESENTATIONS</i></b>

**Inspector's Decision  
Case Officer  
Ward**

**DISMISSED  
James Udall  
West Thornton**

- 2.9 The main issue in this case focussed on the acceptability of the living conditions for future occupiers, in terms of internal floor space and available amenity space and the extent to which the scheme respected the character and appearance of the area.
- 2.10 The appeal site is currently occupied by a single storey garage situated at the end of the existing rear garden. The scheme proposed a single storey detached property with accommodation in the roof, lit by front and rear dormers. As the property in effect comprised a two-storey dwelling, the Planning Inspector accepted the Council's position that the proposed dwelling would not have complied with the required internal food space standards. He was also concerned about the lack of external amenity space with the majority of outside space taken up by bike storage and refuse storage arrangements.
- 2.11 He also found the site cramped and restricted – giving the appearance of over-development, resulting in a building which would have appeared contrived to meet the circumstances of the site. He felt that it would have introduced an uncharacteristic built form in an area of traditional properties with larger gardens.
- 2.12 The appeal was DISMISSED.

<b>Application No:</b>	<b>19/00491/FUL</b>
<b>Site:</b>	<b>1 Abingdon Road, Norbury SW16 5QP</b>
<b>Proposed Development:</b>	<b>Conversion of a single-family dwelling to 2x1 bed and 1x3 bed flats</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>James Udall</b>
<b>Ward</b>	<b>Norbury and Pollards Hill</b>

- 2.13 The main issue in this case was the quality of accommodation for future residents (the availability of internal floorspace and amenity space). The main issue of concern was the proposed Flat 2 – shown as a 3-bedroom 5-person unit. The Planning Inspector was concerned with the size of this proposed unit (bearing in mind it was expected to accommodate 5 persons). The restricted head height within the roof-space and the lack of dedicated amenity space for the family unit led him to conclude that the accommodation would have been sub-standard.
- 2.14 The appeal was therefore DISMISSED.

<b>Application No:</b>	<b>19/03971/FUL</b>
<b>Site:</b>	<b>19 Ashburton Road, CR0 6AN</b>
<b>Proposed Development:</b>	<b>Conversion of a rear outbuilding to provide a 2 bed flat</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>Chris Grace</b>
<b>Ward</b>	<b>Addiscombe East</b>

2.15 The main issues in this case were as follows:

- The effect of the development on the character and appearance of the East India Conservation Area
- Whether the proposal created satisfactory living conditions for future occupiers – outlook and standard of light
- The effect of the development on the amenities of the immediate neighbours – especially 19 Ashburton Road in terms of loss of privacy and garden amenity
- Whether the scheme would have provided adequate refuse storage arrangements

2.16 The appeal site is a large single storey outbuilding to the rear of an existing detached property that is currently subdivided into 5 flats. The Planning Inspector referred to the East India Conservation Area CAAMP which highlighted spacious and distinctive formal layouts. He noted that the existing out-building took up much of the rear garden – and whilst not seen from the street, had a large and expansive roof-scape. He felt that the scheme would have domesticated the outbuilding – changing its character to the degree that it would have been identifiable as a residential dwelling which would have given it additional prominence in the rear garden. He concluded that a dwelling in this location would not have been consistent with the prevailing pattern of development found in the conservation area. He concluded that the development would have been harmful to the character and appearance of the East India Conservation Area. Moreover, he did not feel that the benefits of the development (creation of an additional dwelling) would have been sufficient to outweigh the harm caused.

2.17 In terms of living conditions for future occupiers, whilst he acknowledged that the proposed flat would be enclosed, daylight, sunlight and outlook would have been adequate. He was also satisfied that the development (in view of its scale and the presence of the existing outbuilding) would have maintained existing amenities enjoyed by other occupiers of the site – with no loss of garden or substantially increased comings and goings. He was also satisfied that refuse storage could be adequately accommodated on site.

2.18 Notwithstanding the above, the appeal was DISMISSED on grounds of harm caused to the East India Conservation Area. The application for



costs against the Council (siting unreasonable behaviour in refusing planning permission) was also DISMISSED.

**Application No:** 18/05921/LP  
**Site:** 13A The South Border, Purley, CR8 3LL  
**Proposed Development:** Certificate of Lawful Development – to affix a wire and plastic floral replica to authorised gates  
**Decision:** REFUSE CERTIFICATE  
**Appeal Method:** WRITTEN REPRESENTATIONS  
**Inspector’s Decision:** DISMISSED  
**Case Officer:** Richard Freeman  
**Ward:** Purley and Woodcote

2.19 The main focus of this appeal was whether the affixing of the floral replica onto the gates constituted development – as defined by Section 55(1) of the Town and Country Planning Act 1990. It was accepted by the Planning Inspector that the gates and gate pillars represented a building and that the netting represented an alteration to that building (on a fact and degree basis). Consequently, he agreed with the Council that the netting required planning permission. He therefore DISMISSED the appeal.

2.20 Officers will now ensure that previous unlawful works to the gate are removed, although an application for planning permission for the netting might reasonably be anticipated.

**Application No:** 19/03061/FUL  
**Site:** 40 West Street, CR0 1DJ  
**Proposed Development:** Alterations to front elevation, the erection of a first-floor rear extension and change of use from office to a single dwelling  
**Decision:** REFUSE PLANNING PERMISSION  
**Appeal Method:** WRITTEN REPRESENTATIONS  
**Inspector’s Decision:** DISMISSED  
**Case Officer:** Dean Gibson  
**Ward:** Fairfield

2.21 Whilst the Council was not opposed to the principle of the change of use, the main issues of contention were as follows:

- The effect of the character and appearance of the area
- The effect on the amenities of neighbouring occupiers
- The quality of accommodation for future occupiers of the dwelling

2.22 The property lies within the Laud Street Local Heritage Area which comprises mainly 2 and 3 storey properties. The main issues of concern were the design of the ground floor frontage alterations and the impact of the first floor rear extension. The Planning Inspector concluded that the

proposed flat roof design would be out of character with the predominant roof forms and would have struck a discordant note. He was also concerned about the form and proportion of the proposed ground floor windows – with a horizontal emphasis. Again, he concluded that the alterations to the front elevation would have been incongruous in the street-scene.

2.23 He was less concerned about the amenity impact of the first-floor extension on neighbouring properties – with neighbouring properties having extensions of a similar depth. Moreover, whilst he accepted that the Council's policy to require amenity spaces in all situations was a laudable aim, in the case of conversions, he concluded that a degree of compromise was necessary. He was not convinced that a smaller extension would have resulted in a retained open area to the rear being of sufficient quality to facilitate the provision of high-quality amenity space (being enclosed on all sides by commercial workshops) which would have been unappealing.

2.24 The appeal was DISMISSED on grounds of character and appearance.

<b><i>Application No:</i></b>	<b><i>19/04039/FUL</i></b>
<b><i>Site:</i></b>	<b><i>59 Isham Road, Norbury SW16 4TG</i></b>
<b><i>Proposed Development:</i></b>	<b><i>Conversion of dwelling into 2 self-contained flats</i></b>
<b><i>Decision:</i></b>	<b><i>REFUSE PLANNING PERMISSION</i></b>
<b><i>Appeal Method:</i></b>	<b><i>WRITTEN REPRESENTATIONS</i></b>
<b><i>Inspector's Decision</i></b>	<b><i>DISMISSED</i></b>
<b><i>Case Officer</i></b>	<b><i>George Clarke</i></b>
<b><i>Ward</i></b>	<b><i>Norbury and Pollards Hill</i></b>

2.25 The main issues in this case involved the following:

- The effect of the proposed development on the supply of small family houses
- The quality of accommodation for future occupiers

2.26 The Planning Inspector accepted the Council's arguments that the scheme would have resulted in the loss of a three-bedroom house (as originally built) and would have been contrary to policy. He also noted that it would not have contributed to the strategic target which states that 30% of new homes should have 3 bedrooms. He also noted that the two-bed unit would not have had direct access to garden amenity – and therefore would not have been of suitable quality for a small family.

2.27 He recognised however that the garden could have been sub-divided with both flats having access (with the upper flat accessing via a side gate off Tisdale Road) which would have provided satisfactory space for a household without children – the more likely outcome in respect of the proposed the first floor flat.

2.28 The appeal was DISMISSED.

<b>Application No:</b>	<b>19/01534/FUL</b>
<b>Site:</b>	<b>129 Mersham Road, Thornton Heath, CR7 8NT</b>
<b>Proposed Development:</b>	<b>Erection of a rear roof extension and first floor rear extension (with roof terrace and external rear staircase) in connection with the conversion of the ground and first floor flat into a studio and 2 bed flat.</b>
<b>Decision:</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>Appeal Method:</b>	<b>WRITTEN REPRESENTATIONS</b>
<b>Inspector's Decision</b>	<b>DISMISSED</b>
<b>Case Officer</b>	<b>Victoria Bates</b>
<b>Ward</b>	<b>Thornton Heath</b>

2.29 The main issues in this case were as follows:

- The effect of the development on the continued supply of small family housing
- The quality of accommodation – particularly in terms of the proposed internal floorspace and availability of amenity space and cycle storage;
- Neighbour impacts (privacy and outlook)
- The effect of the proposed extensions on the character and appearance of the immediate area.

2.30 The Planning Inspector accepted the Council's position in terms of the loss of small family accommodation – even though the existing layout suggested that the existing flat had 2 bedrooms. He took the view that the floorspace proposed for the two proposed flats (36.5 sqm and 70 sqm – including the proposed extensions) would have resulted in a loss of a family home – less than 130 sqm.

2.31 In terms of residential quality, he was similarly concerned about the size of one of the bedrooms proposed for the two-bed flat and concluded, when viewed alongside the overall non-compliance with prescribed floorspace standards, that the accommodation would have been substandard. He was also concerned about the proposed balcony space (in terms of space available – below policy requirements) and the failure to deliver adequate cycle storage for the proposed 2 bed flat

2.32 In terms of privacy impacts, he agreed with the Council that the proposed balcony and external staircase would have also resulted in significant loss of privacy for neighbouring occupiers at 125, 127, 133 and 135 Mersham Road. He did not feel that the proposed planting scheme would have mitigated this impact effectively.

2.33 The Planning Inspector also concluded that the size of the rear dormer

and the proposed balcony would have been at odds with the character and appearance of the surrounding area and he was not convinced that there was adequate capacity within the front forecourt to accommodate all refuse storage requirements without blocking access or limiting outlook for the ground floor flat. He was concerned that bin storage would have appeared disorderly and cluttered, causing visual harm to the appearance of the street.

2.34 The appeal was comprehensively DISMISSED.