

Planning Committee Agenda



To: Councillor Chris Clark (Chair)
Councillor Paul Scott (Vice-Chair)
Councillors Toni Letts, Muhammad Ali, Sherwan Chowdhury, 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, 21 May 2020 at 6.00 pm**. 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 web link which will be publicised on the Council website at least 24 hours before the meeting.

JACQUELINE HARRIS BAKER
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Wednesday, 13 May 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 or phone the number above by 4pm on the Tuesday before the meeting.

The agenda papers for all Council meetings are available on the Council website
www.croydon.gov.uk/meetings

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

AGENDA – PART A

1. Apologies for absence

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

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

To approve the minutes of the meeting held on Thursday 7 May 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 11 - 12)

To receive the following presentations on a proposed development:

5.1 19/05282/PRE The Fair Field (College Green), Park Lane, Croydon (Pages 13 - 38)

Public Realm scheme to transform the Fair Field (also known as College Green and Fairfield Gardens) into a world class public space.

Ward: Fairfield

6. Planning applications for decision (Pages 39 - 42)

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

6.1 18/06069/FUL 4-20 Edridge Road, Croydon, CR0 1EE
(Pages 43 - 94)

The erection of a part 33 storey, part 11 storey building providing 230 residential units (Use Class C3).

Ward: Fairfield

Recommendation: Grant permission

6.2 19/04500/FUL 1 Smitham Downs Road, Purley, CR8 4NH
(Pages 95 - 116)

Demolition of existing three storey house and detached garage and erection of a five storey building (including basement and accommodation within the roof space) to provide 9 units as well as associated new vehicular access, car parking, cycle/refuse storage and soft/hard landscaping.

Ward: Coulsdon Town

Recommendation: Grant permission

6.3 18/04811/FUL 216-220 Brigstock Road, Thornton Heath, CR7 7JD (Pages 117 - 136)

Removal of existing structures, demolition of existing building, alterations erection of part three storey / part four storey building, provision of retail use (A1 Use Class) at lower ground floor and ground floor, provision of 8 flats comprising 1 x 1 bedroom flat at rear lower ground floor, 2 x 1 bedroom flats at rear ground floor, 2 x 1 bedroom flats, 1 studio flat, and 1 x 3 bedroom flat at first floor, and 1 x 3 bedroom flat at second floor (in roof space), provision of associated refuse storage and cycle storage, provision of one off-street parking space at rear.

Ward: Bensham Manor

Recommendation: Grant permission

6.4 19/06036/FUL 41 Woodcrest Road, Purley, CR8 4JD
(Pages 137 - 154)

Demolition and erection of a three storey building with accommodation in the roof, comprising of 8 units, with associated car parking, removal and installation of a crossover, cycle parking, refuse storage and landscaping.

Ward: Coulsdon West
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 155 - 156)

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

8.1 Weekly Planning Decisions (Pages 157 - 220)

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 (April 2020) (Pages 221 - 230)

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."

Planning Committee

Meeting of Croydon Council's Planning Committee held virtually on Thursday, 7 May 2020 at 6.00 pm via Microsoft Teams

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

MINUTES

Present: Councillor Chris Clark (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Toni Letts, Scott Roche and Gareth Streeter

Also Present: Councillor Margaret Bird and Stuart Millson

Apologies: Councillor Muhammad Ali, Sherwan Chowdhury, Joy Prince, Jason Perry and Ian Parker

PART A

75/20 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 23 April 2020 be signed as a correct record.

76/20 **Disclosure of Interest**

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

77/20 **Urgent Business (if any)**

There was none.

78/20 **Development presentations**

There were none.

79/20 **Planning applications for decision**

The Chair announced that the agenda application items would be heard in the following order: 19/02109/FUL 63 Whytecliffe Road South, Purley, CR8 2AZ; 19/04191/FUL 22 Lynne Close South Croydon, CR2 8QA; and 19/04535/FUL 24 Coulsdon Court Road, Coulsdon, CR5 2LL.

80/20 **19/02109/FUL 63 Whytecliffe Road South, Purley, CR8 2AZ**

Demolition of existing mosque and erection of mixed use mosque development comprising public worship spaces, function areas and one floor of residential use (3 x studio flats) with associated landscaping.

Ward: Purley and Woodcote

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

Mrs Caroline Kirkpatrick, Mr Neel Dilip, Ms Uma McCluskey and Ms Maureen Handy jointly provided a written statement in objection to the application. This was read out by the committee clerk.

Mr Benedict O’Looney, the applicant’s agent, provided a written statement in support of the application. This was read out by the committee clerk.

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 Paul Scott. This was seconded by Councillor Toni Letts.

The substantive motion was carried with all five Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 63 Whytecliffe Road South, Purley, CR8 2AZ.

81/20 **19/04191/FUL 22 Lynne Close South Croydon CR2 8QA**

Demolition of existing bungalow and erection of a three storey building with accommodation in the roof space, comprising of 9 units with associated landscaping, parking, accesses as well as cycle and refuse storage.

Ward: Selsdon Vale and Forestdale

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

Ms Marisa Bania and Mr John Bird provided a written statement each in objection to the application. This was read out by the committee clerk.

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 Toni Letts. This was seconded by Councillor Chris Clark.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 22 Lynne Close South Croydon CR2 8QA.

82/20 **19/04535/FUL 24 Coulsdon Court Road, Coulsdon, CR5 2LL**

Erection of a two-storey building providing 4 x two-bedroom flats, and a terrace of 3 x four-bedroom houses at the rear; erection of 2 x four-bedroom semi-detached houses on the frontage; formation of vehicular access and provision of associated parking, refuse and cycle stores and new landscaping.

Ward: Old Coulsdon

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

Mr Colin Etheridge, representing Hartley & District Residents' Association provided a written statement in objection to the application. This was read out by the committee clerk.

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 Paul Scott. This was seconded by Councillor Toni Letts.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 24 Coulsdon Court Road, Coulsdon, CR5 2LL.

83/20 **Items referred by Planning Sub-Committee**

There were none.

84/20 **Other planning matters**

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85/20 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 8.45 pm

Signed:

Date:

PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

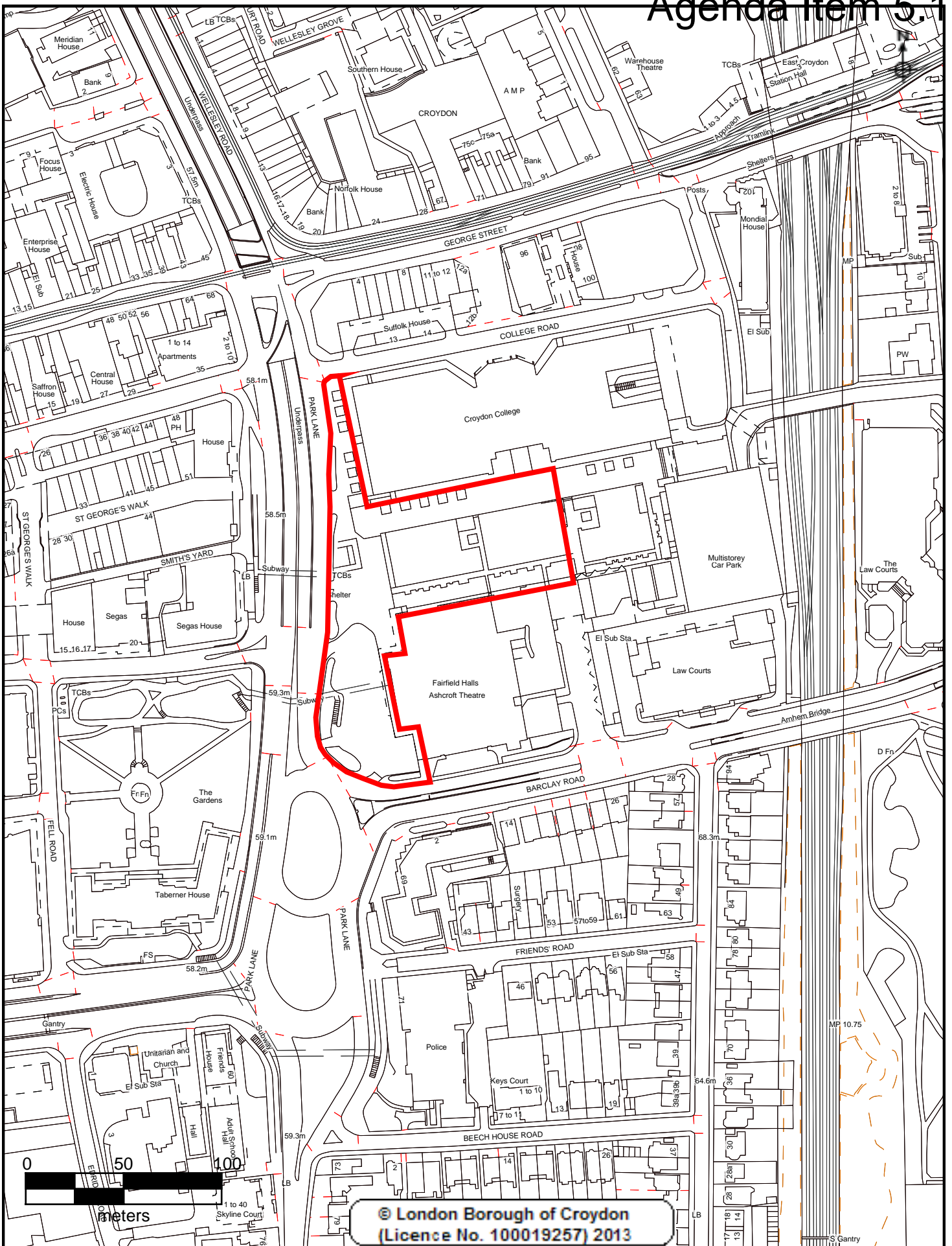
5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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1 DETAILS OF THE DEVELOPMENT

Ref: 19/05282/PRE
Location: The Fair Field (College Green), Park Lane, Croydon
Ward: Fairfield
Description: Public Realm scheme to transform the Fair Field (also known as College Green and Fairfield Gardens) into a world class public space
Drawing Nos: Pre-application pack
Applicant: Croydon Council (Growth Zone Team)
Case Officer: Katy Marks

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:
- Executive summary of key issues with scheme
 - Site briefing
 - Place Review Panel feedback
 - Summary of matters for consideration
 - Specific feedback requests

3 EXECUTIVE SUMMARY

- 3.1 The scheme seeks to transform the Fair Field into a world class public space. The proposed scheme is ambitious in scope and design. The original scheme was selected as part of an OJEU process which set some of the parameters of the design intent. The pre-application process and this report focus upon the detailed design of the proposals.
- 3.2 The scheme has evolved through a series of pre-application meetings and has been reviewed by planning officers and presented to the Place Review Panel (PRP). Officers and PRP are broadly supportive of the proposals particularly the

bold aesthetic and playfulness of the designs. Discussions have focused on the detailed hard and soft landscaping designs, the structural 'wayfinding' and kiosk elements.

4 SITE BRIEFING

Site and Surroundings

- 4.1 The site comprises the Fair Field public realm and wider pedestrian links. The red line currently extends to include the Park Lane frontage to the junction with College Road to the north and to include the Fairfield Halls frontage to the south. To the east and north east, the design brief extends to include a route to George Street to provide step free access to East Croydon Station, through the adjacent development sites (Fairfield Homes, College Tower, Mondial House and 101 George Street).

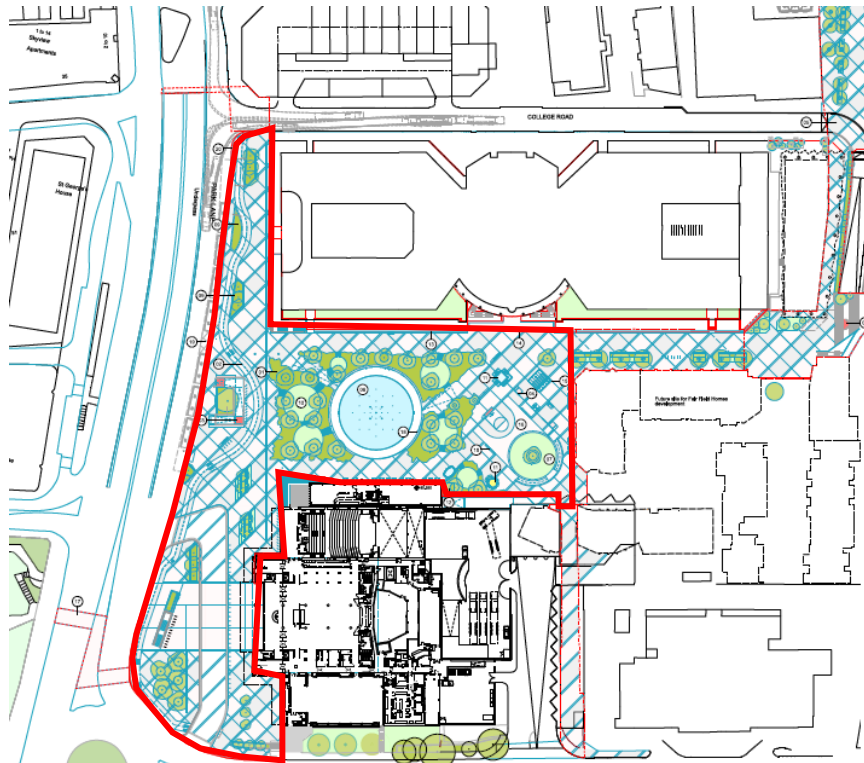


Image 1: current red line of the site in bold

- 4.2 The public realm is situated upon a podium level above a basement car park which extends the whole length of the public realm. The land level for the public realm is complex (given that it is at podium level), with the development and ground levels surrounding the site being slightly varied. Space has been set aside in the basement plans for plant and M&E required for the proposed water feature and some alterations will be required to accommodate proposed changes to the subway accesses and to allow for a 'forest' tree. There are two existing subway entrances which provide access to the basement; one within the Fairfield Halls frontage providing steps and a second to the centre of the Park Lane pavement which provides a ramp. The car park is currently closed but is expected

to be operational in the near future (the vehicle access is via the Barclay Road ramp (to the rear of Fairfield Homes) and College Road ramp (between the College Tower and Mondial House sites)).

4.3 The site has a number of designations in the Croydon Local Plan 2018 including:

- Undesignated Local Space protected under policy 7.18 of the London Plan
- Located within the Croydon Opportunity Area
- Located within the Croydon Metropolitan Centre
- Located within the Fair Field Masterplan area



Image 2: site (as currently hoarded off) viewed from Croydon College



Image 3: site prior to partial demolition and hoarding

Background: Fair Field Masterplan and Hybrid Planning Permission

Fair Field Masterplan

4.4 The Fair Field Masterplan covers the area bounded by George Street, Park Lane, Barclay Road and the railway line and provides a framework for redevelopment 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.

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

- Creating a regional destination anchored by significant institutions that contribute to and benefit from their surroundings
- Creating an animated, and well-used public realm that complements surrounding spaces
- Providing a vital mix of activities giving opportunities for local enterprise
- Increased accessibility, legibility and activity to support enhanced potential for development sites
- Better pedestrian connections within the Masterplan area and to the surrounding area



Image 3: illustrative render of the Fair Field Masterplan

Hybrid Planning Permission

4.6 Planning permission was granted in April 2017 for an ambitious redevelopment of the whole Fair Field's Masterplan area through determination of a comprehensive hybrid planning application (LBC Ref 16/00944/P). As part of this, a detailed public realm scheme was proposed for the Fair Field, including three greens (one incorporating playspace), new paving, a small water fountain and structural lighting features.



Images 4 and 5: extant public realm scheme

- 4.7 Since this date the Council's ambitions for the space have become more aspirational (funded through the Growth Zone) and the current scheme won an OJEU tender process in response to a brief issued by Croydon Council.

Planning History

- 4.8 The following planning decisions are relevant to the application.

The Site:

- 4.9 Permission was granted for a hybrid application which relates to the whole masterplan area (LBC Ref 16/00944/P): 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. Please note that this permission included comprehensive parameter plans, design guidelines and design codes to guide the development as it came forward over several phases. The site is located in close proximity to a number of recent development sites.

Wider area within the Masterplan:

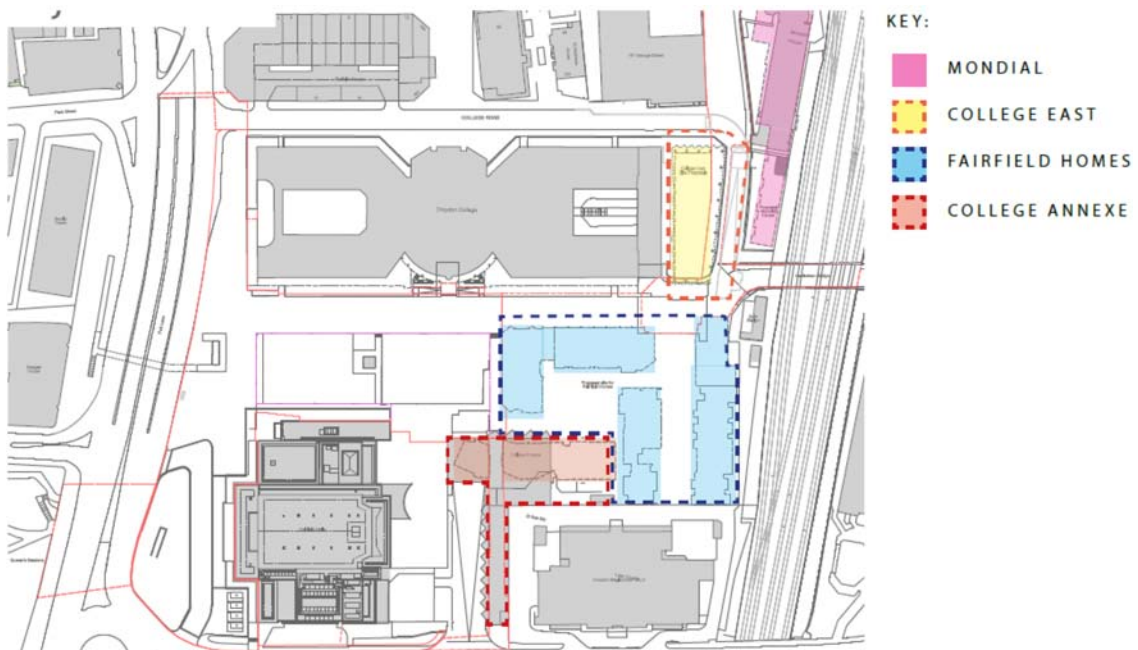


Image 6: general location of adjoining and nearby development sites

4.10 **Fairfield Homes** (LBC Ref 19/04516/FUL): Resolution to grant (subject to legal agreement) has been issued for 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.

4.11 **College Tower** – referred to as College East in the plan above (LBC ref 19/04987/FUL): Resolution to grant (subject to legal agreement) has been issued for redevelopment of the site to provide a part 49 and part 34 storey building with basements, comprising 836 coliving 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

- 4.12 **Mondial House** (LBC ref: 16/00180/P): Planning Permission was granted in 2018 for 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.
- 4.13 **College Annexe** (LBC ref: 20/00663/FUL): Application pending consideration for demolition of existing building and redevelopment of the Croydon College Annexe site to provide a new building with ground and first floor creative and cultural enterprise centre (Class D1/B1) with ancillary exhibition space, and residential units (Class C3) above. Associated works include new landscaped public pedestrian route running through the site from north to south, private and communal amenity space for residents including play space, basement car parking and cycle parking, and temporary landscaping on southern part of the site (the plans show a part 12, part 4 storey building, providing 93 flats above a cultural and creative industries enterprise centre).
- 4.14 In addition in the wider context, there are two relevant schemes on the opposite side of Park Lane which incorporate public realm schemes:
- Taberner House and Queens Gardens: Permission granted in 2017 (and now under construction) for 4 buildings ranging from 13-35 storeys providing 514 flats and commercial space. The proposals include significant re-landscaping of Queens Gardens.
 - Queens Square: Emerging scheme at pre-application for redevelopment of this area (which includes Segas House and proposals already with permission for re-cladding and residential use of the Nestle Tower and associated building). This scheme seeks to create a large public civic square in front of the Town Hall.

Proposal

- 4.15 The Council's ambition are to build a world-class public space in the heart of Croydon;s emerging cultural quarter. In 2018, the Council issued a brief for the space and initiated an OJEU tender process. This is included as Appendix 1.
- 4.16 A multi-disciplinary team made up of MICA Architects, OOZE, Charles Holland Architects, Adam Nathaniel Furman, eHRW, and DHA Design Services Ltd, Gardiner & Theobald and Wasser Werkstatt won the OJEU tender process with a scheme which included the following key design moves:
- Central area with large circular space defined by planting and trees, providing a naturally filtered water mirror reflecting the evolving skyline of Croydon (when wet) and a multi-purpose space for events, markets and concerts (when dry).
 - Adjacent circular grass lawn providing a soft counterpoint and opportunities for relaxation and informal play
 - Public art gateways signalling routes across the site
 - Unified super-sized striped landscaped surface inset with Croydon Terrazzo together with a red 'carpet' entrance for Fairfield Halls.



Image 7: overview image of the winning scheme



Image 8: the 'water field' central water feature and surrounding planting



Image 9: from Fairfield Halls/Park Lane frontage



Image 10: the 'play field' area showing indicative play circle and kiosks

4.17 Given that the scheme was chosen through a rigorous OJEU process, the key design moves and organisation have been set and should remain closely aligned with the winning competition entry. This pre-application process has therefore focused upon the detailed design of the scheme.

5 PRP RESPONSE

5.1 An earlier iteration of the scheme was presented to the Council's Place Review Panel in February 2020. The Panel supported the aspirations and the bold aesthetic choices developed so far, but raised concerns around the robustness and long term sustainability of the scheme particularly with regards to the design of the paving, soft landscaping and central water feature. The Panel stressed that in order to keep hold of the overall aesthetic, the robustness of the scheme is critical to ensure that the vivid colours and landscaping are kept and robust for long term use.

5.2 The panel's main comments are expanded below:

- The panel welcomed the conceptual approach of this competition-winning design and stressed that in order to keep hold of the overall aesthetic in this complex and challenging environment, the robustness of the scheme is critical.
- In particular, a greater understanding of the design of soft landscaping is required, as it is a significant aspect of the aesthetic. The panel questioned the resilience of the soft landscaping. They advised that the urban greening factor should be increased significantly and consideration of sustainable drainage systems and robustness is essential.
- The panel questioned the deliverability of the proposed fountain design and soft landscaping, and strongly recommends bringing a team member(s) on board early on in the design process who has experience delivering large scale, permanent public landscapes with horticultural knowledge and expertise in complex (and naturally filtered) fountain systems.
- The panel had concerns over the overall durability, resilience, and sustainability of the scheme with regards to materials, maintenance and use. A significant number of people will soon live in Central Croydon, so the scheme must also be able to accommodate this population as well.
- The panel recommended that the team interrogate the sustainability of the scheme, on a material by material basis including travel emissions, lifecycle, and end of product life use.
- The scheme should have an accessibility strategy tied into the early stages of the design, to ensure it is accessible to all.
- The panel questioned the current hierarchy of elements in the design, and recommends that certain elements within the scheme may need to be 'curated' and given greater prominence.
- The panel considered that a greater understanding of how the pinstripe pattern evolves depending on site conditions and/or meets other thresholds and smaller areas is required.
- The panel recommended developing an overall colour strategy to ensure that the elements of the proposal work well visually with each other and the overall context.
- The panel advised developing conversations with TfL as soon as possible to discuss the Park Road frontage, including the relationship with idling buses, HVM, the signage across the road and a larger wayfinding strategy alongside other landowners.
- The panel recommended leaving room for some elements of the design to be completed by others in the future. This is not with regards to programming of the space, but considering how artists or others may be able to shape the physical design at a later date.
- The panel requests further information around the long term seasonality and maintenance of the space. They suggested that it is critical to understand the council's capacity to care for the space, and if this resource was to be cut at a later date, to what extent is this scheme is dependent on someone looking after it to succeed.

5.3 Officers generally agreed with and welcome the comments raised by the panel. Since the PRP, officers have been working with the applicant to respond to these comments and the current scheme has been developed as a result.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main considerations are:

1. Principle of development
2. Overall design approach
3. Focussed areas
 - Water Field (Central area)
 - Park Lane frontage
 - Play Field
4. Interface with adjoining sites
5. Maintenance

Principle of development (open space and sustainability)

6.2 The site is protected as undesignated open space. The Local Plan and London Plan (and emerging London Plan) seek to preserve and enhance such spaces. Given the nature of the existing layout, with large lawns across the majority of the site, the proposals will clearly result in a reduction in soft landscaping (in terms of overall area). However, officers are supportive of the emerging scheme in terms of the quality and usability of the proposed landscaping scheme. Given the central location and high footfall, the increase in hard standing is considered appropriate. Officers also note that following PRP and pre-application feedback the soft landscaping for the site has been significantly increased.

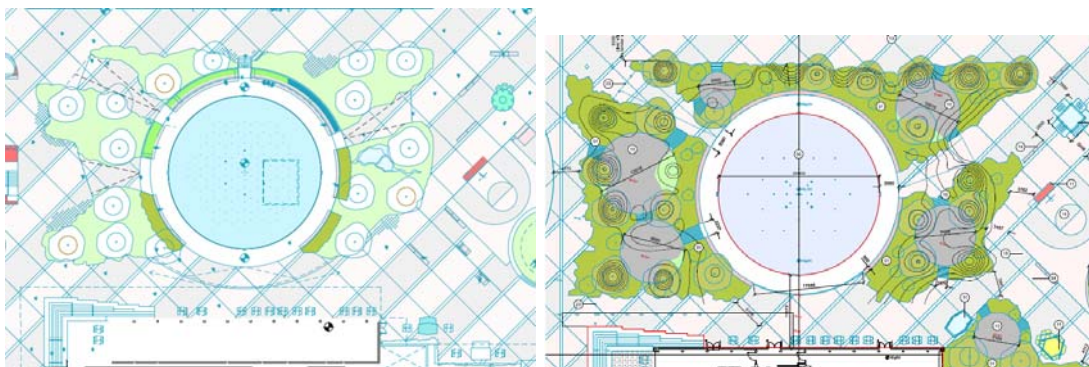


Image 11: landscaping proposals as presented to PRP vs. current landscaping proposals

6.3 Officers advise that the applicant would need to demonstrate how the proposals enhance the quality of the space and demonstrate that sustainability and biodiversity benefits have been fully considered.

6.4 Although the structural and technical limitations of the space are noted (given it is sited upon a podium level above a basement car park), it is expected that the development should incorporate sustainable drainage solutions in order to support the proposed soft landscaping strategy, especially where these will

encourage long term watering solutions and reduce maintenance costs. Whilst a site wide drainage system was installed as part of the previous hybrid permission, officers advise that the applicant undertake further consideration of SUDs solutions specifically to encourage the long term sustainability of the soft landscaped areas.

Overall design approach

- 6.5 The Croydon Local plan Policy SP4.8 states *'The Council with its partners will improve Croydon's public realm to respect, enhance, create local character and distinctiveness, and integrate with the historic environment'*. Policy 7.5 of the current London plan states *'Development should make the public realm comprehensible at a human scale, using gateways, focal points and landmarks as appropriate to help people find their way. Landscape treatment, street furniture and infrastructure should be of the highest quality, have a clear purpose, maintain uncluttered spaces and should contribute to the easy movement of people through the space. Opportunities for the integration of high quality public art should be considered, and opportunities for greening (such as through planting of trees and other soft landscaping wherever possible) should be maximised. Treatment of the public realm should be informed by the heritage values of the place, where appropriate'*. Policy D7 of the emerging London Plan requires proposals to *'Ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscape treatment, planting, street furniture and surface materials should be of good quality, fit-for-purpose, durable and sustainable. Lighting, including for advertisements, should be carefully considered and well-designed in order to minimise intrusive lighting infrastructure and reduce light pollution'*.
- 6.6 The overall design approach for this scheme would make a significant positive contribution to the town centre's public realm, subject to detailed comments below.
- Walking, accessibility, cycling, and vehicular strategy*
- 6.7 The applicant was advised to give further consideration to the key movement corridors and demonstrate how the design seeks to address these. This has been further developed and officers are supportive.
- 6.8 The levels and falls within the podium are key to ensuring that the scheme can achieve step free access to the whole site and officers have requested further detailed plans to demonstrate that the design achieves this. Officers have requested the applicant give further consideration to the accessibility of the key design elements during both day time and night time conditions to ensure that the design is as accessible as possible for all users.
- 6.9 A delineated cycle route is required as part of the brief; this is currently proposed along the Park Lane frontage which is supported by officers subject to confirmation that it is of a suitable width and appropriate delineation. The retention of the current ramp access to the basement means that the cycle route cannot run along the pavement edge, but has to loop around the back of the ramp to ensure that it would not conflict with the bus standing. The cycle route

has been progressed since the PRP and the last pre-application meeting and its layout and positioning is more logical.

- 6.10 Some vehicle access is required within the site. Emergency services access is required along the northern edge to accommodate the fire strategy for the adjacent Fairfield Homes scheme and it is likely that event and maintenance vehicles will need access to the square from time to time. It is expected that any vehicle access will be from Park Lane and this needs to be formalised with Transport for London. Officers have requested that the design team consider how vehicles may traverse the site and whether any public realm interventions (and HVM) are required to delineate or restrict vehicle access.

Hardscape Materials

- 6.11 The winning scheme incorporated a 'red carpet tapestry – Croydon Terrazzo' of striped paving which the applicant has proposed to implement using large concrete panels which would be laid in-situ with joints facilitating services and connections.

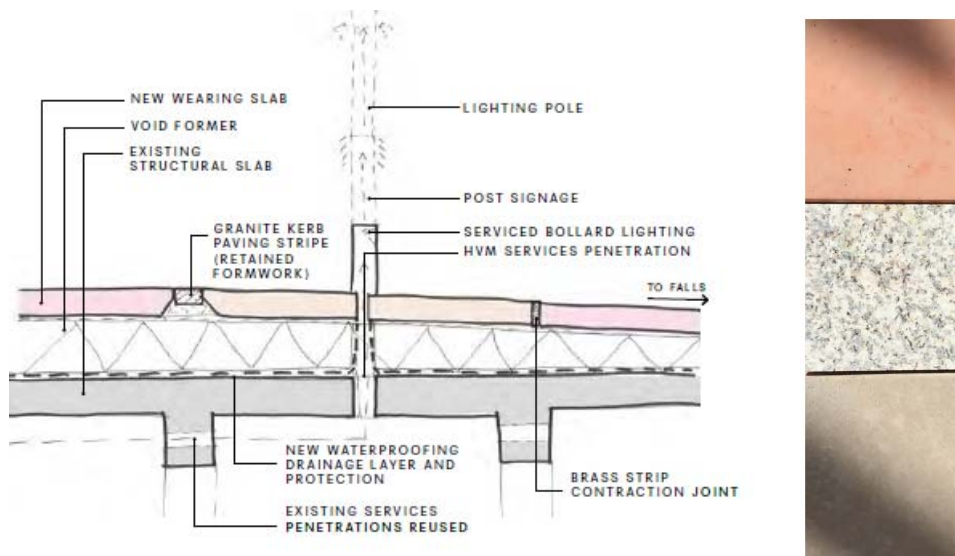


Image 12: section through proposed paving showing services and indicative material palette

- 6.12 Officers fully support the bold paving graphic, but need more comfort on longevity and maintenance of the concrete paving. PRP questioned the durability of the colour pigmentation, robustness and future maintenance and repair. Officers have requested further information and precedents to demonstrate that the material would be robust and to demonstrate how future maintenance could be managed. The information and precedents provided have been useful to understand the material, but officers require more information to demonstrate that a high quality finish can be achieved including colour pigment options and aggregate finish, as well as detailed information about laying method, relationship with furniture and structures, and long term maintenance regime and repair/replacement strategy.

Soft landscaping

- 6.13 The applicant has engaged a landscape architect and this has helped progress the planting strategy in a positive manner. As indicated above, the soft

landscaped areas have increased substantially since the initial proposals. Detailed planting strategies including tree sizes and soil volume are of significant importance to the success of this scheme. The overall strategy has been developed with reference to local natural landscapes, other landscaped designs and the local microclimate which is supported.

- 6.14 Given that the public realm is positioned upon a podium, this limits the availability of soil environment for the soft landscaping. Officers have requested a soil volume study to ensure that appropriate trees species have been selected for the site, particularly in terms of longevity and health.
- 6.15 In addition, the applicant has begun to consider how the planting strategy would respond to seasonal changes and how parts of the site respond to sunlight to ensure that it would provide interest throughout the year. Further work is required, but the information to date has been moving in a positive direction.

Hostile Vehicle Mitigation

- 6.16 It is not yet clear from the proposals where hostile vehicle mitigation is required and further testing needs to identify any risk areas. The proposals currently suggest mitigation to the front of Fairfield Halls in the form of simple bollards and to other areas with planter structures positioned to form part of the HVM strategy. The applicant is in discussions with the Metropolitan Police and officers have sought further clarification. As much of the HVM elements as possible should be integrated into the design and provide additional uses as public realm furniture and features.

Wayfinding, lighting and flag poles

- 6.17 The proposals include a number of 'wayfinding' public art structures. The key elements are a feature to the basement ramp located to the Park Lane frontage and a beacon to the north east corner of the site (on the steps down from the Hazeldean Bridge). These elements are discussed in more detail in the area specific sections below. A further gateway sign is proposed above the Park Lane road underpass, although the applicant has not confirmed whether this is currently within the scope of the project. These elements are fully endorsed by officers.
- 6.18 Officers are working with the applicant to ensure the design approach and colour palette for the various wayfinding elements (and other public realm materials) are cohesive and vibrant. Indicative details have been provided suggesting that the wayfinding structures (and kiosks) would be lit at night and would form part of the wider lighting strategy for the site, which is supported. Officers continue to work with the applicant to understand how the lighting strategy would aid wayfinding and facilitate the programming and use of the site through the different areas and at different times of the day/night. It is understood that the lighting for the site will need to make use of bespoke elements to ensure that they provide suitable functionality; whilst bespoke solutions can add to the quality of the space, this must be balanced against maintenance and longevity.
- 6.19 Large flag structures are proposed, which officers feel are a positive, playful element to the overall design. How they relate to the rest of the scheme and how many should be included to the Park Lane frontage is being reviewed.

Water Field (Central Area)

- 6.20 Officers feel that the central area of the square is coming forward positively and recent development of a more detailed soft landscaping strategy is welcomed.
- 6.21 Whilst the central water feature initially included natural filtration (using reed beds as part of the fountain feature) the practical delivery of this in terms of maintenance, together with advice from specialist firms means a chlorinated system is now proposed. Officers are satisfied that the water feature would achieve a high quality central feature.
- 6.22 The central circle would provide a large fountain and 'water mirror' which would be able to work in a variety of variations and reflect Croydon's current and emerging skyline. In addition, it would be drained to provide an area for events, fairs and other uses. This multi-functional space is fully endorsed by officers as an exciting and innovative addition to the town centre.
- 6.23 Officers are in dialogue with the applicant on the detail of the water storage for these elements and how it links into the SUDs strategy.

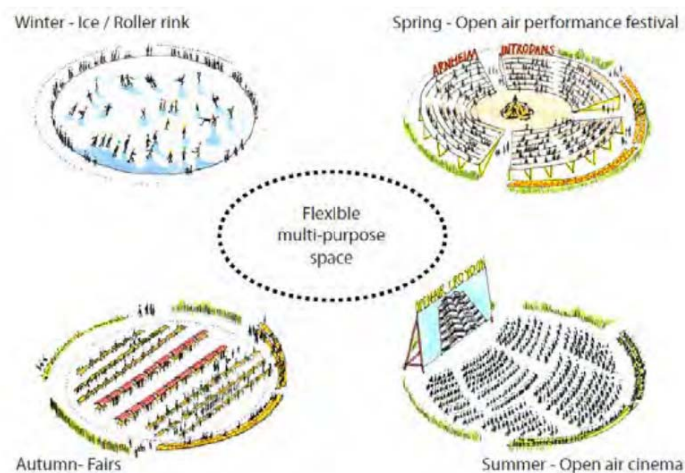


Image 13: multi-purpose use of central water circle (other than fountain and water mirror)

- 6.24 The water feature would be surrounded by landscaping and seating which is supported. This has been developed significantly, increasing in size and quality, factoring in pedestrian flows and seating areas within small circles of soft landscapes spaces within the wider soft landscaped areas.
- 6.25 Officers are supportive of the design development of the soft landscaped areas. As the scheme develops further studies should indicate how people would use the soft landscaped areas and review the layout and design together with sun/light studies and programming of the space for events and other day to day uses. Officers have encouraged the applicant to consider incorporating more benches and informal seating into the outer perimeter to supplement the areas of grass so that more people can benefit from the shelter of the landscaping. The applicant has begun working up a detailed soft landscaping strategy which is positive and we continue to work on the detail of the planting mix.

- 6.26 Land levels for the water feature and sight lines can be achieved to ensure visibility throughout the space from a safety perspective.
- 6.27 The relationship to the northern boundary with Croydon College (railings and light-well) needs further resolution.

Park Lane and Fairfield Halls Forecourt

Ramp and wayfinding structures

- 6.28 This area of the scheme has undergone significant design development. The existing ramp structures would be retained within the forecourt to provide additional access to the basement car park. Officers are satisfied that the public realm has been designed to work with the retention of the ramp. In addition, officers are currently satisfied that there are alternative access routes to the basement and a lift is not required as part of this scheme (further details have been requested to confirm this).
- 6.29 The original design of the wayfinding structures from the winning scheme have been adapted to work with the existing ramp and alterations would be made to incorporate a 'forest' tree planted at basement level. Both of these key elements help to ensure that this feature would deliver the original aims of the scheme. The design of the wayfinding structures are supported by officers, with bold aesthetic which are very visible and play a key role inviting people into the space visually and physically. The structures incorporate specifically designed tiles which reflect the architectural history of the area. In addition, the applicant has explored ways in which the tiling of the wayfinding elements could stretch into the basement (down the ramp) to improve the visual connection between the basement and public realm levels. These elements are supported.

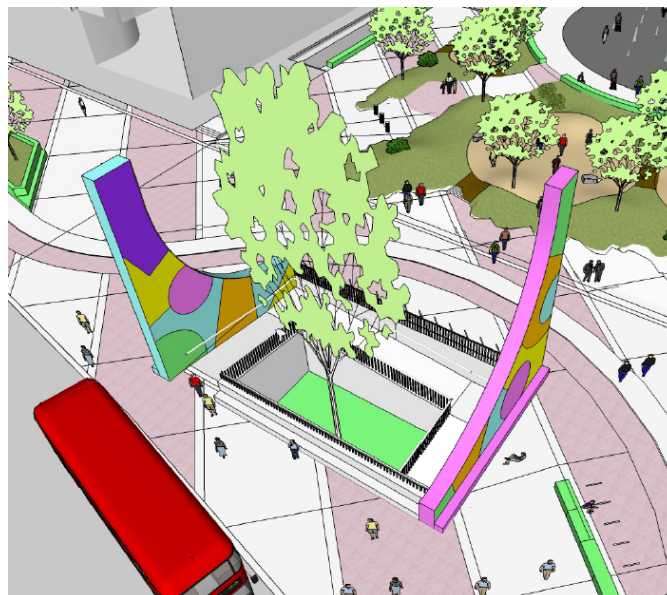


Image 14: aerial view of ramp and wayfinding structures



Image 15: view from Fairfield Halls forecourt of wayfinding structures

6.30 Whilst this element is progressing positively, further work is required on the heights of these structures (how they relate to other vertical elements/structures and buildings in and surrounding the square) and how the balustrades/railings are integrated into the structure.

Cycle path

6.31 As a result of retaining the existing ramp, the cycle path would have to sweep behind this structure rather than follow the Park Lane kerb-line to restrict conflict between the cycle lane, bus stop and the entrance to the ramp.

6.32 Officer's view is that the geometries for this area should be dictated by pedestrian movement and planters rather than the cycle path route. Recent iterations have taken on board this advice providing a more successful relationship with the paving design and street planters. The applicant's rationale is to use the path as a means to create defined areas along the frontage for greater intimacy (particularly around the bus stops) which is a positive move. Further clarity is needed, particularly in terms of seating for this use and as addressed above, HVM requirements need to be incorporated into the design.

6.33 The cycle route would extend across Park Lane towards the Town Centre and to the Fairfield Halls forecourt to connect to a cycle route on Barclay Road. The current temporary cycle path does not account for pedestrian desire lines from Barclay Road at the junction between the cycle path and the lay-by entrance; further consideration is needed here.

Fairfield Halls Forecourt

6.34 The Fairfield Halls forecourt is constrained by the need for drop-off facilities (coaches and taxis) and disabled parking. Officers have queried whether the current width of the lay-by can be reduced and rationalised. Since PRP and pre-app feedback, the applicant has increased the number of trees to provide a 'copse' of trees which officers feel gives them more presence and may create a better microclimate from the prevailing winds whilst retaining views of the Halls. It is anticipated that the subway stairs to the forecourt are to be retained and the applicant has begun to consider how this could be adapted to provide additional planting and tie it into the overall design of the public realm.

6.35 The forecourt currently incorporates bollards to the front entrance of Fairfield Halls. Whilst officers acknowledge the potential need for HVM measures, as identified above these elements should as much as possible be integrated into the landscape design.

6.36 The proposals includes street markings or paving to Park Lane to emphasise the connection of the pedestrian crossing to Queens Gardens, the principle of which is endorsed by officers. The applicant has had initial discussions with TfL about the design and extent of the 'carpet' concept and it is currently proposed to the pedestrian crossing. Officers are working with the applicant to ensure materials would be durable and provide the visual impact and clarity of the original concept.

Play Field

6.37 The 'Play Field' of the public realm is the area with the most opportunity for playfulness to be reflected in its design given its intended use. The key elements for this include the provision of a 'play circle' soft landscaped area, a basketball hoop and half court, 'skateable' furniture, a 'grand stand' and 'kiosk' structures. These elements all have the ability to enliven the space and make it a lively and inviting place for multiple uses which is fully supported.

6.38 Officers feel that the most recent iteration has lost some of the playfulness of previous versions. The applicant team is aware and are working on updates in advance of Committee, to be included in their presentation.

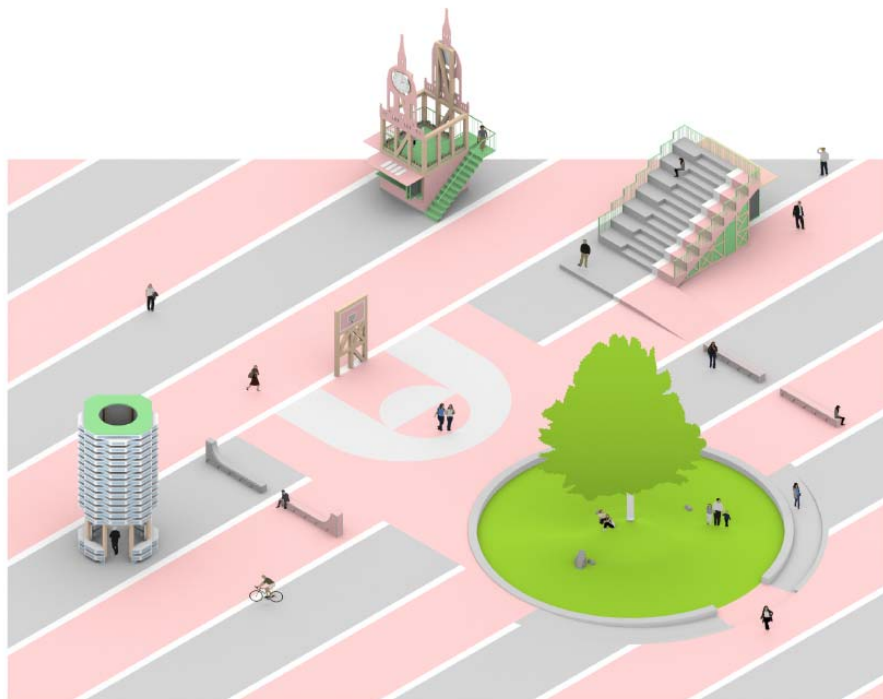


Image 16: most recent drawings

Grass Circle

6.39 The grass circle provides a good counter point to the water circle of the main square. Since the original concept, the applicant has updated the design

removing the 'maypole' and canopy structure and replacing it with a mature tree. Whilst the principle of the grass circle is supported, more work is required to fully understand how this space may be programmed and how the microclimate may impact upon the use. The use of an edge to the circle for seating and/or skateable features is supported subject to further details.

Skate features and basketball court

- 6.40 The Fair Field has a significant heritage within the skating community and officers are keen to ensure this comes through in the design. Officers support an integrated approach so that the structures can be used by all (i.e. skateboards can skate while others pass through, sit and play in the area). Given the different demands of the space from skateboarders and pedestrians, officers have sought to better understand the logistics of how skateboarders travel and use the site, and have requested a spacing diagram showing distance between obstacles to ensure there is enough space for skaters to have a run-up to the obstacle and landing space. The applicant is consulting a specialist about the design of this area. The construction of the skateboard features requires input from a specialist contractor to ensure that they would be suitably robust and fit for purpose.
- 6.41 Officers feel that the most recent iteration of the basketball hoop and skate element have lost some of the playfulness of previous versions. The applicant team is aware and are working on updates in advance of Committee, to be included in their presentation.

Kiosks and Grand Stand

- 6.42 The design of some of the kiosk elements has evolved as a result of public consultation (in the form of public workshops and work with College students) undertaken in February 2020. Perhaps because of this, the design is less developed than the rest of the scheme. The principle of the kiosks and grand stand are fully supported, adding to the quality of the space.
- 6.43 Further work is required on the longevity and programming of the kiosks and grandstand. Officers have sought further testing and consideration with regards to potential uses for the kiosks and their positioning within the public realm. The applicant intends to undertake further studies to understand appropriate uses for the kiosks, but this is not expected to be ready in time for submission of a planning application. This needs careful consideration.
- 6.44 Officers feel that the kiosks are a key element of the original design and the playful character of the space. Further design development is needed in advance of a formal planning application, as the success of the Play Field relies on their inclusion. Officers have therefore encouraged the applicant to consider how the kiosks could be designed to demonstrate how they may function when considering a range of likely uses (including retail, café or community use function) or were they not to have any function (i.e. if delivered as landscape follies). Facilities such as electricity and plumbing need to be provided to ensure flexibility over their lifetime. Officers are satisfied that subject to this being suitable demonstrated, the final use and detailed design could be secured by condition.

6.45 The design of the kiosks have progressed since the public consultation. Further information has been requested by officers to understand the logic for the positioning of the kiosks, how they relate to other vertical elements in the square and the landscape, as well as their materiality and maintenance.

Interface with adjoining sites (including delivery of step free route to George Street)

6.46 The interface with the current and emerging context is key to the success of the scheme. All of the proposed adjoining schemes have been designed to interface with the approved public realm levels (as part of the hybrid permission – upon which this current public realm scheme is based).

6.47 The applicant has been an active member of coordination workshops arranged by LPA officers between the landowners of the adjacent development sites. The objectives of these meetings is to facilitate the delivery of a step free route from East Croydon Station into the heart of the Cultural Quarter and beyond, and to seek a consistent public realm design from George Street into the Fair Field and through to Barclay Road.

6.48 The red line currently includes the main square and park lane frontage. The project brief also included design of the step free route to George Street. The two recent schemes which Committee resolved to grant permission for (College Tower and Fairfield Homes) would provide a step free route from the Fair Field to College Road before the route would pass through the 101 George Street site to meet George Street. The plan below indicates what the three schemes would deliver:



Image 17: plan (from the College Tower proposal) of the public realm to be delivered in the NE corner as part of College Tower and Fairfield Homes

6.49 The applicant has aspirations to realise an expanded public realm in this area, including wider steps and a public art feature which officers support. Further clarity is required on this aspect of the scheme. The wider steps and public art feature would require planning permission and officers consider the red line for this scheme should be extended to include it.



Image 18: view of the wayfinding structure and wider steps

6.50 In addition, the aspiration is for the hardstanding and landscape language of the main square to continue along the adjacent routes into the site. As part of the coordination workshops, the developers of the adjacent sites (101 George Street, College Tower, College Annexe and Fairfield Homes) have all indicated that they are in principle open to working with the applicant in order to align the hard and soft landscaping details across the masterplan area. Further work on this is required.

Maintenance

6.51 Whilst not strictly a planning matter, maintenance (and associated costs of maintenance) is critical to the long term success of the scheme. Officers have encouraged the applicant to have discussions with relevant internal and external stakeholders to ensure that the scheme is evolving to take account of any specific end user needs and maintenance arrangements. Whilst it is understood some concerns have been raised by various stakeholders (particularly around long term maintenance) the applicant has made amendments to the scheme as a result.

7 SPECIFIC FEEDBACK REQUESTED

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

- Overall design intent and approach

- The design of the water field, the functionality of the space and soft landscaping design
- The design of the Park Lane frontage, including reuse of the existing ramp, design of wayfinding structures and design of the Fairfield Halls forecourt
- Design and layout of the play field, including skateboarding features
- Design and use of kiosk structures
- Delivery and design of George Street step free route
- Any other matter that members would like to see developed as part of the proposal.

Appendix 1: key design brief objectives

The key brief objectives were as follows:

- Create a multi-functional open space (combination of hard and soft landscape) between Fairfield Halls and Croydon College capable of accommodating events, performances and activities, as well as allowing for relaxation
- Provide a hard central gathering space in Fair Field
- Provide informal amenity space for adjacent residential development and the wider Croydon residential population including informal play
- Create a space that will enthuse and excite, integrating water feature(s) and public art (multi-disciplinary). Both should be an integrated and holistic part of the design with early collaboration with specialists during design development
- Include the infrastructure required to enable a wide range of future events and activities (power, water, lighting etc.)
- Build on successes of the interim improvements and enablement works if appropriate, including re-using the new slab level and associated utilities
- Provide a high quality pedestrian route linking the new Fair Field and associated public realm and East Croydon Station via College Road and George Street
- Integrate successfully with surrounding and nearby public space projects; in particular the redevelopment of Queens Gardens, improvements to Park Lane and the Park Lane gyratory and the development of a new Town Hall Square on Katherine Street
- Integrate the key cycle route from College Road to Barclay road
- Celebrate the history of this important site including links to the post war sister city of Arnhem, Netherlands

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

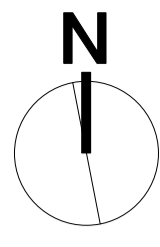
8. BACKGROUND DOCUMENTS

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

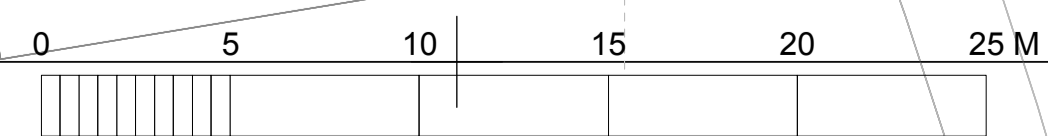
9. RECOMMENDATION

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

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A [SITE LOCATION PLAN]
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ISSUE/REVISION	-	
PROJECT ID	077	
CAD FILE NAME		
DRAWN BY	NS	
CHECKED BY	AC	
ISSUE DATE	07/12/2018	
SHEET TITLE	EXISTING SITE LOCATION PLAN	

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Agenda Item 6.1

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PART 6: Planning Applications for Decision

Item 6.1

1 SUMMARY OF APPLICATION DETAILS

Ref: 18/06069/FUL
 Location: 4-20 Edridge Road, Croydon CR0 1EE
 Ward: Fairfield
 Description: The erection of a part 33 storey, part 11 storey building providing 230 residential units (Use Class C3)
 Approved: See Appendix 1
 Documents:
 Applicant: Croydon Tower 1 Ltd
 Agent: MRPP
 Case Officer: Scott Schimanski

	1 bed		2 bed		3 bed		Total
	1p	2p	3p	4p	4p	5p	
Market Housing	3	88	24	34	27	8	
Affordable Rent		6		20	10	7	
Intermediate		3					
All Tenures	100		78		52		230

Number of car parking spaces	Number of cycle parking spaces
7 Blue Badge / 1 Car Club- on street	312 plus 10 short stay

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 this proposal was presented to the Planning Committee at pre-application stage on 19th July 2018. This proposed the erection of a part 36, part 9, part single storey building comprising approximately 233 dwellings with undercroft car parking and associated works.

2.2 The main issues raised were as follows:

- Harm was identified to the setting of Croydon Minster. Although different opinions were expressed regarding that harm (including cumulative harm with other developments), verified views were needed to fully explain the impacts, and the harm caused to be minimised and mitigated by the benefits of the scheme;
- The proposed affordable housing (25% of habitable rooms with a policy compliant tenure split) was noted, but there were impacts on heritage assets and the benefits of the scheme needed to include a “good proportion” of affordable homes (at least 30%);

- Concerns were raised about the overall amount of development proposed, whether the site could accommodate the scheme's impacts, and whether sufficient public realm was proposed;
- Whilst noting the need to unlock sites for development, it was suggested that the developer work with adjacent landowners to promote more comprehensive regeneration;
- The highway and public realm needed further consideration, both to the north of the site, and south along Edridge Road. Edridge Road was noted to be windy, and the building needed to avoid creating a wind tunnel;
- The safety of pedestrians crossing the flyover needed to be carefully considered, with a linked traffic light controlled crossing across the Croydon Flyover preferable to barriers;
- The limited parking provision was noted, although reductions in parking were generally supported in PTAL 6 areas;
- The architectural expression and materials were along the right lines, although further work was needed to ensure the proposal positively contributed to the way Croydon was developing. The proposed colonnade was felt to not work and should be reviewed to ensure more meaningful space;
- The "tectonic eyelids" were not supported as they detracted from the design of the building;
- The construction impact needed to be considered, alongside other developments in the town centre

2.3 The scheme was presented to the Place Review Panel (PRP) on 21 June 2018 at pre-application stage. The main issues raised by the Panel were as follows:

- The scheme should not breach the parapet line of the Grade I listed Croydon Minster in Rectory Grove views, as this would set a dangerous precedent which would substantially harm its significance and Croydon's character and skyline.
- The pavement on Edridge Road is too narrow, and the building's footprint should be reduced to allow increased public realm and avoid a cramped setting.
- The lower 3-6 storeys should be improved with a plinth or podium to improve the street relationship. The proposed colonnade may jar with the scale of the two storey houses on Edridge Road, and is too small to offer public realm benefits.
- The general approach to the massing across the site (subject to appropriate height), and framed elevational treatment was supported.
- Further work is required to resolve the heritage impacts, height, detailed design, and the quality of the public and communal amenity spaces.

- The development would enhance the need for a formal pedestrian crossing of the A232 to allow people safe access to central Croydon.

2.4 Since the Committee and presenting to the PRP, the proposal has been further developed in consultation with officers and the above comments (where possible) have been addressed in amendments and additional justification provided for the scheme.

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:

- 1) 22.8% Affordable Housing provision (95% London Affordable Rent, 5% London Shared Ownership)
- 2) Affordable Housing review mechanism (early and late stage review) and nominations agreement
- 3) Air quality contribution of £23,000
- 4) Local employment and training strategy (construction) including a financial contribution of £154,000
- 5) Contribution of £20,000 towards child play space provision
- 6) Zero Carbon off-set contribution (currently £311,832, dependant on final energy strategy)
- 7) Future connection to planned district energy scheme
- 8) Sustainable transport contributions (£561,813)
- 9) Car parking permit free restriction for future residents
- 10) Travel Plan and monitoring
- 11) Provision of car club space and membership for new residents
- 12) Public realm and highway works
- 13) Green Travel Plan
- 14) Loss of revenue for removal of on-street parking bays
- 15) Retention of scheme architects (or suitably qualified alternative architect)
- 16) TV and digital mitigation
- 17) Monitoring fees and payment of legal fees
- 18) Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport

3.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate detailed terms of the legal agreement, securing additional/amended obligations if necessary.

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 within three years (compliance)
- 2) Approved Plans (compliance)

- 3) SUDS and Flood Risk (prior to commencement)
- 4) Energy Strategy and carbon reduction (prior to commencement)
- 5) Construction and Environmental Management Plan (prior to commencement)
- 6) Archaeology (prior to commencement)
- 7) Contamination (prior to commencement)
- 8) Remediation Strategy (Prior to commencement)
- 9) Detailed Surface Water Drainage Scheme (prior to commencement)
- 10) Details of protection of water (Thames Water) infrastructure (prior to commencement)
- 11) Public art (prior to commencement)
- 12) Aviation warning lights, construction and on building (prior to commencement)
- 13) Typical façade materials/detailing – 1:20 details used to produce 1:1 mock-ups, with 1:5 details to confirm following approval (prior to superstructure)
- 14) External facing materials, including physical samples and detailed drawings of design elements – including interim wind break (prior to superstructure)
- 15) Sample panels on site (prior to superstructure)
- 16) Balcony design (prior to superstructure)
- 17) Outdoor seating (prior to occupation)
- 18) Flues and Ventilation (prior to occupation)
- 19) Hard Landscaping (prior to occupation)
- 20) Façade maintenance and cleaning strategy (prior to occupation)
- 21) Soft Landscaping (prior to occupation)
- 22) Landscape and public realm management plan (prior to occupation)
- 23) Biodiversity (prior to occupation)
- 24) Playspace (prior to occupation)
- 25) Public Realm and External Building Lighting (prior to occupation)
- 26) Delivery and Servicing (prior to occupation)
- 27) Car Park management plan (prior to occupation)
- 28) Refuse storage (prior to occupation)
- 29) Wind Mitigation (prior to occupation)
- 30) Thames Water – upgrade of water supply (prior to occupation)
- 31) External Noise Mitigation (prior to occupation)
- 32) Hard and Soft Landscaping details of Public Realm, Roof Top Amenity Spaces and Children’s Play Spaces (prior to occupation)
- 33) Piling (prior to specific works)
- 34) Removal of interim windbreak (following completion of tower elements of Leon Quarter scheme)
- 35) Water use (compliance)
- 36) Use Classes (compliance)
- 37) Noise limits (plant) (compliance)
- 38) Secured by design (compliance)
- 39) Accessible Homes (M4) (compliance)
- 40) Lifts (compliance)
- 41) Electric charging (compliance)
- 42) Cycle Storage (compliance)
- 43) All features and materials must comply with Part B of the Building Regulations in relation to fire safety (compliance)
- 44) Submitted Air Quality assessment (compliance)
- 45) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

Informatives

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

- 3.4 That the Planning Committee confirms that it has had special regard to the desirability of preserving the settings of (including views of) listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.5 That the Planning Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the settings (including views of) of the Central Croydon Conservation Area, the Croydon Minster Conservation Area and the Chatsworth Road Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.
- 3.6 That, if by within 3 months of the planning committee meeting date, the legal agreement has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

4. PROPOSAL AND LOCATION DETAILS

Proposal



Image 1: Proposed Site Plan

- 4.1 A residential development is proposed on land located on the western side of Edridge Road, near the junction with the A232. The 0.2051 hectare vacant site is located to

the south of Croydon town centre. The Croydon Local Plan 2018 (CLP) places the site within the Croydon Opportunity Area (COA) (CLP Policy DM38.1).

- 4.2 The scheme would comprise a 33 storey tower and lower 11 storey shoulder building, containing a total of 230 residential homes. The tower would contain 187 homes with 3 of them intermediate housing (London shared ownership), whilst the shoulder building would contain 43 homes, all of which would be London Affordable Rent. This equates to 46 affordable homes (22.7% by habitable room) on a split of 95:5 low cost rent: intermediate.
- 4.3 In design terms, the proposal would present a contemporary building with a distinctly residential appearance that would relate to the surrounding approved developments especially those with recent resolutions to grant on the adjacent Leon House site to the south. The material palette of pale brick and metal (bronze) cladding would result in a modern, contextual appearance. The site is suitable for tall buildings, but the proposal would have some impacts on the settings of the nearby heritage assets, as considered below in this report.
- 4.4 The development would be car-free except for blue badge spaces, with cycle and bin storage provided on-site. There would be 7 blue badge parking spaces on-site, with a loading bay and single car club bay on Edridge Road.
- 4.5 The proposal includes a tree lined area of paved public realm that incorporates the buildings colonnade to link the street with the buildings double height plate glass ground level entry lobbies and communal facilities. The public realm will be an open area that would provide a safe yet functional space for the users.
- 4.6 The proposal has been amended since it was originally submitted. Amendments included the removal of 2 floors of accommodation (12 units), alterations to the façade and the introduction of wind mitigation measures including an interim wind break on the first floor terrace. The alterations will result in a reduced impact upon heritage assets, give the building a more residential and high quality appearance and reduce the impacts of the development on adjoining residential properties.

Site and Surroundings

- 4.7 The site is immediately surrounded by predominately commercial development with office blocks ranging in height from 8 to 21 storeys. To the north is Impact House, previously a 9-16 storey office building which has been converted to residential through prior approval. To the south is Leon House, a 21 storey building which also has also been converted to residential through prior approval, as well as a resolution to grant permission for a comprehensive redevelopment known as the Leon Quarter. The Leon Quarter includes the addition of three new buildings up to 31 storeys in height. The surface level Grosvenor House car park to the immediate south of the application site has the potential to come forward in the future for residential development. Further south on Edridge Road are two storey terraced dwellings.



Image 2: Location Plan

- 4.8 The surrounding area is very mixed in character. To the north along High Street is the southern end of the Town Centre’s Main Retail Frontage, and further to the south is the Restaurant Quarter on South End. Edridge Road itself is a quieter residential street, with a mix of modest 2-storey houses and larger buildings to the northern end.
- 4.9 The site is in the Croydon Opportunity Area (COA) and the Croydon Metropolitan Centre, allocated for residential use by the Croydon Local Plan 2018, with an indicative number of homes of 180-220.
- 4.10 The COA Framework also describes its location as the “Southern and Old Town” area and the Croydon (Housing) Typologies Report (Maccreanor Lavington, 2010) identifies the site within the “Southern Gateway area” and potentially attractive to family dwellings.
- 4.11 The site’s Public Transport Accessibility Level (PTAL) is 6a (Excellent on a scale of 0-6b, where 6b is the most accessible). The site is well served by public transport, within walking distance of George Street tram stop, South Croydon station, East Croydon station (with direct trains to central London, Brighton, and two international airports) and a number of bus routes. High Street and Edridge Road are both Classified Roads, and Edridge Road joins Park Lane (the flyover) which is part of the Transport for London (TFL) Strategic Road Network.
- 4.12 The site is not in a Conservation Area and there are no heritage assets on the site, nor directly adjoining, although Wrencote House (Grade II* listed) is nearby to the west and friends church to the north east. A number of heritage assets are located in the wider vicinity.
- 4.13 A tall building on the site would potentially be visible from the setting of a number of heritage assets, including St. Andrew’s Church (Grade II), Whitgift Hospital (Almshouses) on North End (Grade I), Croydon Minster (Grade I) and Wrencote House. Notably, the view of the Town Hall Clock Tower from North End is a designated view, and the view of Croydon Minster (Grade I) from Rectory Grove is identified in the Croydon Minster CAAMP SPD.

- 4.14 The site is within an Archaeological Priority Area (APA), is within Flood Zone 1 and there is potential for groundwater at the surface and the whole borough is an Air Quality Management Area (AQMA).

Planning History

- 4.15 Planning permission was **granted** in 2009 (ref: 07/05042/P), and was renewed in 2013 (ref: 12/01033/P) for the erection of a building of part 9 and 23 storeys with basement comprising offices on part ground and first floor level and 61 two bedroom, 60 one bedroom and 12 three bedroom flats; formation of vehicular access and provision of 27 parking spaces with ancillary cycle and refuse areas. This lapsed in 2016.

Leon House

- 4.16 Leon House was recently converted from office to residential use with the following planning history:

- Prior approval **granted** for use of floors 1-7 and 9-20 as 249 flats (applications 15/02926/GDPO, 15/02927/GDPO, and 15/02928/GDPO).
- Planning permission **granted** for alterations and use of floor 8 as 9 residential units (application 16/01467/P)
- Planning permission **granted** for change of use of the eighth floor of Leon House from Class D1 use to 14 no. residential units (17/04817/FUL)

- 4.17 A resolution to grant planning permission has been made for demolition of existing retail and office units and redevelopment of the site to provide a mixed use development within three buildings up to 31 storeys, providing up to 357 residential units (Use Class C3) and flexible units for retail, professional service and food and drink uses (Use Class A1-A5), creation of a new public square, landscaped communal gardens, and associated highway works; basement car parking; cycle parking; waste storage; and associated works (18/06140/FUL). This is with the GLA Stage 2.

Bauhaus / Centrillion Point, Mason's Avenue

- 4.18 Planning permission was **granted** for alterations and erection of extensions to provide a community/retail unit on part of ground floor, 100 two bedroom, 78 one bedroom, 6 three bedroom flats in the remainder of building and erection of 5 two bedroom mews houses; formation of vehicular access and provision of associated parking. on 29 Sep 2005 (04/03575P) and has been implemented.

Impact House, 2 Edridge Road

- 4.19 Impact House has recently been converted to residential units, following applications 16/04750/FUL, 16/02182/P and 15/02723/GPDO which were **granted** for change of use from offices to residential units, and external alterations.

5 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 5.1 The site is allocated in the Local Plan for residential development, and is in an area where tall buildings are acceptable. The proposed 230 new homes would make a significant contribution to housing delivery in a well-connected location, within the Croydon Metropolitan Centre and Croydon Opportunity Area.

- 5.2 22.7% of the proposed homes (by habitable room) would be affordable housing, of which 43 would be London Affordable Rent within the shoulder block. The remainder (3) would be intermediate London Shared Ownership within the tower.
- 5.3 The development is considered acceptable in design terms, subject to high quality materials and detailing which are to be secured by planning conditions. The heights of the proposed buildings would result in some harm to the surrounding heritage assets: Croydon Minster; Wrencote; Whitgift Almshouses, Queens Gardens, The Adult School Hall and Croydon Quaker Meeting House and the Central Croydon Conservation Area. The harm caused would be “less than substantial” and with regard to the relevant legislation, policies and guidance, the harm is considered to be accompanied by clear and convincing justification, and outweighed by the public benefits provided in the form of new housing and affordable housing.
- 5.4 The new dwellings would provide good quality accommodation. The impacts to neighbours would be limited, and the proposal would comply with the Council’s policies with regard to transport, environmental impacts and sustainability, subject to the recommended planning conditions and s.106 obligations.

6 CONSULTATION RESPONSES

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

6.2 The following were consulted regarding the application:

Mayor of London (GLA) (Statutory Consultee)

6.3 The GLA (referred due to the proposal being more than 30m high, including more than 150 flats, and having a total floorspace of more than 15,000 square metres) made the following comments:

- The general principle of the residential development is supported in strategic planning terms. Resolution of detailed matters is required for the proposal to comply with the London Plan and the draft London Plan.
- Concerns were raised with the height of the proposal and its impact upon nearby heritage assets, particularly Croydon Minster and the Central Croydon Conservation Area. In order for the scale of development to be acceptable, the public benefits of the scheme must outweigh any harm the development would have on surround heritage.
(OFFICER COMMENT: Subsequent to these comments, the height of the proposal has been reduced by 2 storeys thereby reducing the buildings presence within view corridors from the conservation area and the setting of the Croydon Minster. The impact of the proposal on surrounding heritage items is discussed in detail within the HERITAGE section of this report).
- The scheme exceeds the guidance range with regards to density. In order for this to be considered acceptable, the impacts on the heritage and urban environment must be overcome.
(OFFICER COMMENT: The scheme as amended reduced both the buildings height and density which results in lesser impacts upon the existing built environment including the nearby heritage assets. How the development achieves this is discussed within the HERITAGE and CHARACTER AND APPEARANCE sections of this report).

- The layout, accessibility, size and orientation of the proposed units and private open space (balconies) is supported. The overall proportion of family size accommodation as a whole and as a proportion of affordable units is supported.
- The level of play space together with the amount of communal amenity space is supported subject to a S106 agreement securing off-site play equipment for young people. All communal open space must be accessible to all.
(OFFICER COMMENT: The applicant has agreed to make a contribution to the off-site provision of play equipment for young people).
- The quantum of affordable housing and the proposed tenure mix do not satisfy the 'threshold approach' to planning applications. Early and late stage review mechanisms are required.
(OFFICER COMMENT: The financial viability information has been independently scrutinised, as explained in the AFFORDABLE HOUSING section of this report, and review mechanisms are required by the s.106 agreement.)
- The simple and refined architectural treatment is supported. However, given the split of tenure between the taller and lower elements of the building, the quality and appearance of building materials must be consistent between the affordable and private accommodation.
(OFFICER COMMENT; Council staff have worked extensively with the project team to ensure that the entirety of the scheme is of the highest quality in terms of materials, external appearance and cohesiveness. How this is achieved is discussed within the DESIGN section of this report).
- The quality, layout and size of the public realm is generally supported, however some concern with the impact of the colonnades and tree planting on movement within this area is raised.
(OFFICER COMMENT: The public realm including the design of colonnades and planting has been amended to create a more open area that would provide a safe yet functional space for the users. How this is achieved is discussed in details within the DESIGN section of this report).
- Further transport measures and additional cycle parking are required. The use of on street parking spaces for blue badge, car club and loading bays were also recommended. A contribution towards public transport infrastructure is required.
(OFFICER COMMENT: Both loading bay and car club spaces are proposed to be provided on the highway adjacent to the site. These spaces together with contributions towards Public Transport improvements would be secured by way of S278 and S106 agreements. With regards to cycle storage, the proposal includes 1.35 spaces per dwelling. The acceptability of cycle storage is discussed within the TRANSPORT section of this report).

Historic England (Statutory Consultee)

- 6.4 The height of the proposal will have impact upon the surrounding historic environment, particularly on the significance of the views of the Grade I listed Croydon Minster from Rectory Grove. The harm caused would be less than substantial to the significance of the Minster, which must be taken into consideration as part of the overall planning balance.

(OFFICER COMMENT: In response to these comments and those from the GLA, the scheme was revised resulting in the removal of two storeys from the building and the impacts on heritage assets are considered in full in the HERITAGE section of this report)

Transport for London (TFL) (Statutory Consultee)

6.5 In general, the proposal is supported, however some concerns with the schemes ability to comply with transport policies of the London Plan were raised. The following issues were raised:

- A review of the existing pedestrian and cycle routes to key destinations to demonstrate compliance with the Healthy Streets indicators be undertaken.
- TFL request a contribution towards improvements to pedestrian access across the A232.
- Further, it must be demonstrate how additional demand for Blue Badge car parking (up to 10%) can be provided.
- Need to secure a Car Parking Management Plan by condition.
- Provide suitable justification to support the requirement for an on-street car club bay and consider a reconfiguration of the existing on-street car parking.
- Increase the amount of cycle parking in line with the minimum standards,
- Secure a contribution towards transport improvements in the area,
- Detailed Travel Plan must be secured through the Section 106 agreement,
- Delivery and Servicing Plan and Construction Logistics Plan secured by condition and discharged in consultation with TfL.

(OFFICER COMMENT: S.106 obligations and planning conditions are recommended to secure TFL's requirements, including contributions for Public Transport improvements and £200,000 towards the provision of a pedestrian improvements across the A232. The proposed number of cycle spaces would not meet London Plan (or Draft London Plan) standards, however it must be recognised that the number of spaces proposed (312) is significant and allows 1:1 per flat with a significant number of cycle spaces remaining for flats that have 2 cycles. The location of the site close to the town centre with a proposed new at grade pedestrian crossing allowing pedestrians to cross the flyover close to the site and access public transport more readily, would be a significant improvement in line with healthy streets which does not just advocate cycling. In light of this the number of cycle parking spaces proposed is considered acceptable).

Local Lead Flood Authority (LLFA) (Statutory Consultee)

6.6 LLFA initially objected to the scheme, pending additional drainage details which have been provided (OFFICER COMMENT: The Council's Drainage Engineer subsequently confirmed that this information can be addressed by the recommended pre-commencement condition).

Designing Out Crime Officer

6.7 No objection subject to Secured by Design accreditation (OFFICER COMMENT: A condition is recommended).

Thames Water

6.8 No objection. Informative recommended (OFFICER COMMENT: The recommendation includes the Thames Water informative).

Natural England

6.9 No comments regarding this proposal.

Environment Agency

6.10 No objection subject to the inclusion of conditions relating contamination protection measures (OFFICER COMMENT: A condition is recommended).

Heathrow Airport

6.11 No objection.

Gatwick Airport

6.12 No objection.

7 LOCAL REPRESENTATION

7.1 The application has been publicised by site notices, a local press notice, and letters to neighbours. 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: 3 Objecting: 3 Supporting: 0

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

Summary of objections	Response
Scale and massing	
The buildings would be an overdevelopment of the site.	The site is located in an area suitable for tall buildings. The proposal in terms of setbacks, scale and massing would be consistent with existing and approved buildings located within the southern section of the Croydon town centre.
Privacy, Daylight and sunlight	
The proposed building will overlook neighbouring buildings and result in loss of daylight and sunlight	A sunlight and daylight assessment was submitted which demonstrates acceptable impacts on properties that surround the site. A minimum separation of 18 metres is proposed between windows/balconies, a distance that is considered appropriate for such an urban environment. It is noted that overlooking of a commercial building is not a material consideration.
Noise	
The building works will be noisy and affect residents at Leon House.	The building works will be temporary, and subject to conditions to limit inconvenience to neighbours and the highway network.

Non-material issues	
The development would result in a loss of income due to loss of light and potential interruption of access and parking.	The loss of income to a commercial building is not a material consideration. BRE daylight/sunlight guidance focusses attention on residential use, as well as some buildings where the occupants have a reasonable expectation of daylight; this is not usually the case for offices and in this particular circumstance the site is allocation with a previous planning permission for a tall building, so there is a reasonable expectation that a building of height will be delivered on site.
Unsafe boundary wall.	The proposal does not include the right of way to the north of the site and therefore would not result in reduced access to the neighbouring property. The proposal is a complete redevelopment of the site and would result in the removal of the unsafe boundary wall.

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 and any other material considerations. Details of the relevant policies and guidance notes are attached in Appendix 2.

National Guidance

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

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

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

Development Plan

8.4 The Development Plan comprises the London Plan 2016 ("London Plan"), the Croydon Local Plan 2018 ("Local Plan"), and the South London Waste Plan 2012.

8.5 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 Mayor's Intend to Publish version of the New London Plan was submitted to the Secretary of State who has now issued a direction and one awaits to hear how the London Mayor responds. The New London Plan remains at an advanced stage of preparation but full weight will not be realised until it has been formally adopted.

8.6 The relevant Development Plan policies are listed in Appendix 2.

Supplementary Planning Guidance (SPG) / Document (SPD)

8.7 The relevant SPGs and/or SPDs are listed in Appendix 2.

9 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Affordable housing
- Housing tenure, types and quality
- Character and appearance
- Heritage
- Impacts on neighbours
- Impacts on the surrounding environment
- Transport, parking and highways
- Sustainable design

Principle of development

9.2 The Local Plan supports the delivery of new homes across the borough, and identifies that at least 10,760 additional homes will be delivered on allocated sites in the Croydon Opportunity Area by 2036. The site is allocated by the Local Plan (Site Allocations 32) for new housing, indicatively for 180 to 220 units.

9.3 The site is within the Croydon Opportunity Area ("Opportunity Area"). The Opportunity Area Planning Framework (2013) encourages new homes, the revival of the high street, and improved streets and amenity spaces.

9.4 The site is also within Croydon Metropolitan Centre, where Local Plan Policy SP3.10 sets out a flexible approach to office, housing and retail uses.

9.5 Local Plan 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, which supports tall buildings on the site in principle subject to good design and any negative impacts being limited.

9.6 The site has good access to public transport, local shops and services within the town centre, and is therefore well placed for high density residential-led development.

9.7 The site is currently used as a private surface level 'commuter' car park with capacity for approximately 75 vehicles. There is no other use associated with the site. In terms of loss, Policy DM31 states that such car parks are not generally supported as they have the potential to undermine future car parking strategies for the borough. Such uses are also at odds with strategic transport, air quality and climate change

objectives outlined within both the London Plan and Croydon Local Plan. As such there are no provisions within the current planning framework that seeks to protect such land use. Furthermore, the principle of its loss has historically been accepted with approvals for the site.

- 9.8 The erection of a high density residential development, including tall buildings is acceptable in principle, subject to compliance with the other Local Plan policies.

Affordable Housing

- 9.9 The Local Plan requires the Council to seek a minimum of 30% affordable housing, but negotiate to achieve up to 50% affordable housing (subject to viability), and seek a 60:40 split between affordable rented homes and intermediate homes.
- 9.10 From the outset the applicant proposed that 100% of the affordable component would consist of London Affordable Rent (LAR - a low cost form of affordable rent, supported by the Mayor of London) homes. The LAR homes would be located entirely within the 11 storey lower element of the building. This 'block' of the development would have its own lifts, service facilities and entry.
- 9.11 The original offer was to provide 43 LAR homes (out of a proposed 242 as originally submitted) within the lower standalone block of the scheme which equated to 20.7% affordable housing (by habitable room). This proposal was independently viability tested to ascertain the quantum of affordable homes.
- 9.12 Since then, officers negotiated amendments to the scheme, including a reduced height of the tower element which resulted in the loss of two storeys and a total of 12 units. Since the amendments resulted in a reduction in the number of proposed units, the subsequent Affordable Housing was amended and renegotiated following review. In order to maintain all affordable rent units within a single block, three shared ownership units were also secured within the main tower element. The final percentage to be secured is 22.7% (146) by habitable room, on a 95:5 split (affordable rent to shared ownership tenure mix).
- 9.13 As advised above, the scheme sought delivery of 43 LAR homes within the standalone element. To establish whether this was an acceptable offer two scenarios were run; one fixing the LAR to 43 homes (to establish if the scheme could deliver any more) and the second on a 30:70 split (to establish what the scheme could deliver on a London Plan policy compliant split). Scenario 1 showed there was a surplus, with Gerald Eve concluding that the scheme could potentially accommodate 184 private units, 43 affordable rent units and 3 shared ownership units equating to 20% by unit and 22.7% by habitable room. Scenario 2 showed that the maximum level of affordable housing the scheme could accommodate whilst using a 30:70 affordable rent to shared ownership tenure split is 25.2% by unit and 27% by habitable room.
- 9.14 Whilst the scenario testing showed Scenario 2 would deliver more affordable housing, it was a hypothetical exercise to establish what quantum could be delivered with a policy compliant split. It is important to be clear that the scheme was designed to deliver the entirety of the shoulder block as LAR, with its own entrance, management regime and an in principle agreement with a Registered Provider. To revert to 30:70 would result in the need to undertake significant amendments to the layout, as well as introducing RP management issues. Furthermore, we have seen a number of recent schemes providing a bias towards shared ownership to get the affordable

housing percentage up; there is a significant need for low cost rental homes. The independent review concluded that the 43 London Affordable Rent Units within a single standalone block plus the addition of 3 London Shared Ownership Units, which represents a 95% affordable rent and 5% shared ownership mix was the most appropriate. Whilst this is a divergence from policy, it is a mix that optimises a much needed form of affordable housing within Croydon. A Registered Provider has expressed an interest in the scheme, stating they are supportive of a mono-tenure LAR specific block with a range of 1, 2 and 3 bed units to allow for a sustainable mix.

- 9.15 The proposed affordable housing is therefore considered the maximum reasonable as no additional affordable housing could be viably provided, with early stage and late stage review mechanisms recommended in the s.106 agreement to capture any changes (for example, increases in house prices) which may result in increased affordable housing provision. This should target, assuming there is any uplift, provision of additional affordable housing on site.

Housing Tenure, Types and Quality

Housing Mix

- 9.16 Policy DM1 requires appropriate housing choice for sustainable communities and within central areas of high public transport accessibility, states that at least 20% of units should have three or more bedrooms, although some of those homes can be provided as 2 bedroom 4 person homes during the first three years of the Local Plan subject to viability. The strategic borough wide target is 30% 3-bedroom units.
- 9.17 As outlined by the table below, 22.6% of units would have 3+ bedrooms which exceeds Policy DM1 requirements. The proposal exceeds the requirement of Policy DM1.1b. Furthermore, 41% of the London Affordable Rent would have 3B5P units in line with the priority needs for family sized homes and affordable rent units.

1 bedroom	2 bedroom	3 bedroom
100	78	52
43.5%	33.9%	22.6%

Housing Density

- 9.18 London Plan Policy 3.2 states that development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Table 3.2 sets out an indicative 650–1,100 habitable rooms per hectare for sites in central settings with high Public Transport Accessibility Levels (acknowledging this should not be used mechanistically).
- 9.19 The proposed density is 1,150 units per hectare, which exceeds the guidance range and would make efficient use of an urban site. Sites of higher densities are subject to increased scrutiny to ensure that symptoms of overdevelopment are avoided and this has been fully assessed by both Council and GLA officers, finding the scheme acceptable. See the CHARACTER AND APPEARANCE and IMPACTS ON NEIGHBOURS sections later in this report for further detail.

Quality of Accommodation

- 9.20 Policy SP2.8 of the Croydon Local Plan 2018 indicates that housing should cater for residents' changing needs over their lifetime and contribute to creating sustainable communities. Individual units should meet the standards set out in the London Housing SPG and Nationally Described Space Standards.
- 9.21 The proposed building would have legible and well-designed entrances, with overlooked and attractive frontages. The building would have a generous high colonnade at the ground level fronting Edridge Road, with a double height entrance space which would be clearly visible from the street. Internally, the communal spaces would have sensible layouts, generous entrances, wide corridors, and spaces for internal letterboxes. No flat would be more than nine metres from the nearest lift. Both of the blocks would have no more than six units per corridor. Some natural light will be provided to the corridors of the upper levels of the taller tower and also the stair well of the lower level tower. There would be easy access for residents to bin stores, cycle storage gym and communal amenity areas.
- 9.22 All units would comply with the Nationally Described Space Standards, with sensible layouts, storage space and well-proportioned rooms. Many would be dual aspect. There would be some single aspect units, which would mostly be one-bedroom flats, and all of which would be no deeper than they are wide thereby allowing good access to natural light. No north facing single aspect units are proposed.
- 9.23 A daylighting assessment was undertaken demonstrating that 95% of all tested rooms met or exceeded the BRE guidelines for average daylight factor (ADF) requirements and that 94% met with the recommendations for no sky line NSL. In terms of sunlight, 84% of assessed rooms will receive levels of sunlight (APSH) that satisfy recommended targets throughout the year including during winter.
- 9.24 Given the good levels of internal daylight through the development and the recognised constraints for developments such as this in achieving high internal sunlight levels, the daylight and sunlight levels afforded to future occupiers of the development would be acceptable.
- 9.25 The A232 is located within 100 metres to the north of the site and is an obvious source of noise pollution. However, the site is largely buffered from this noise source by the 16 storey Impact House which is located immediately to the north. Notwithstanding this, to protect future residents from external noise impacts, all units include double glazing which is considered sufficient to avoid unacceptable internal noise from plant or traffic. The proposal also includes mechanical ventilation to ensure adequate air flow when openable windows are shut to reduce noise impacts. To ensure that a reasonable level of amenity for future residents is obtained throughout the year, the noise mitigation measures (double glazing and ventilation systems) will be secured by way of condition.
- 9.26 The proposed units would also experience good levels of privacy, with all windows being at least 20m from the directly opposite windows, and the closest distance between facing balconies and windows is 20m to Impact House to the north. Due to the orientation and layout all units would benefit from acceptable levels of privacy and outlook.

Accessible Housing

- 9.27 Level access from Edridge Road is proposed, with both parts of the building containing a lift which allows step free access to all homes.

9.28 25 (or 10.8%) of the proposed units are designed to be accessible 'wheelchair user' dwellings, which satisfies the Local Plan requirement for new homes to comply with Building Regulation Part M4(3) (Wheelchair User Dwellings). The remaining 89.2% of units would be accessible and adaptable M4(2) dwellings. Planning conditions are recommended to secure compliance with Parts M4(2) and M4(3) of the Building Regulations. The site offers level access routes to wheelchair accessible public transport (including buses, trams and trains), therefore wheelchair users would not be wholly car dependent. Seven accessible parking spaces are proposed at ground level with direct and uninterrupted access from both lobbies, which will be allocated to future occupiers who are blue badge permit holders.

Outdoor Amenity Space and Playspace

9.29 All units are required to have access to private and communal amenity space which meets the requirements of the London Housing SPG in terms of size.

9.30 All units have direct access to private balconies ranging from 5 to 9sqm and the building also includes three communal terraces on levels 1 (190sqm), 11 (129.3sqm) and 33 (324.2sqm).

9.31 The three terrace areas would provide a combined area of 643.2sqm of communal amenity space. The three areas are sited on the western side at first floor level and on the roof of both the lower and main tower. These areas allow opportunity for residents to access to areas of open space with direct sunlight throughout the day.

9.32 In terms of play space, the child yield calculator expects 75 children to reside in the building. The proposal includes 569sqm of play space and this combined with the shared landscape amenity areas and the private amenity spaces (balconies) is considered to meet with the minimum benchmarks for play space for 0-5 year olds. A financial contribution of £20,000 will be secured in lieu of the shortfall of on-site provision for older children based on the costs of equipping an area of approximately 181sqm with suitable equipment and including an allowance for future maintenance.

9.33 A sunlight test was carried out for all outdoor communal amenity spaces. All tested areas meet the BRE's Sun Hours on Ground test, which requires that more than 50% of each area receives at least two hours of direct sunlight on 21st March. During the summer months, when the areas are more likely to be utilised for open air activities, the vast majority of the space receives in excess of six hours of sunlight.

Housing Tenure, Types and Quality Summary

9.34 Overall, the proposed development would provide well-designed homes which would offer a sense of arrival and place of retreat, in line with the aspirations of the London Housing SPG. The homes themselves would offer each resident a combination of good outlook, privacy, sunlight and daylight, internal spaces (with over-sized units in some cases), private amenity spaces, and sensible internal layouts. There would also be well-designed communal landscaped gardens and playspace. Overall, the proposed units would all offer an acceptable standard of accommodation.

Character and Appearance

Layout

9.35 The site is generally level allowing uninterrupted direct access to both lobbies and level public realm fronting Edridge Road. Given the relatively level nature of the site, the layout confirms to general practice with active frontage areas facing Edridge Road

to the east and plant and service equipment areas positioned the rear. The topography means that all areas would be step and ramp free from the highway.

9.36 As with the external appearance of the building, the double height ground floor consists of two distinct areas that service the two residential components above. The two areas are split by a driveway that provides access to the on-site parking spaces (blue badge), refuse and cycle storages areas. About two thirds of the ground floor would be utilised by the market component of the development, with the quarter to the north of the driveway servicing the affordable rent component.

9.37 Residential access to the taller tower that contains the market and shared ownership units is via a large lobby located immediately adjacent to Edridge Road and in the southern quarter of the site. From the lobby, residents access the lift core that consists of three lifts all of which are glazed to the street at ground level to provide activation and passive surveillance. This section of the building also includes a resident's lounge/workshop area and a small gym both present to the street. The refuse and cycle storage areas for the market component would be accessed from the lift lobby. The main staircase is located immediately behind the main lobby.

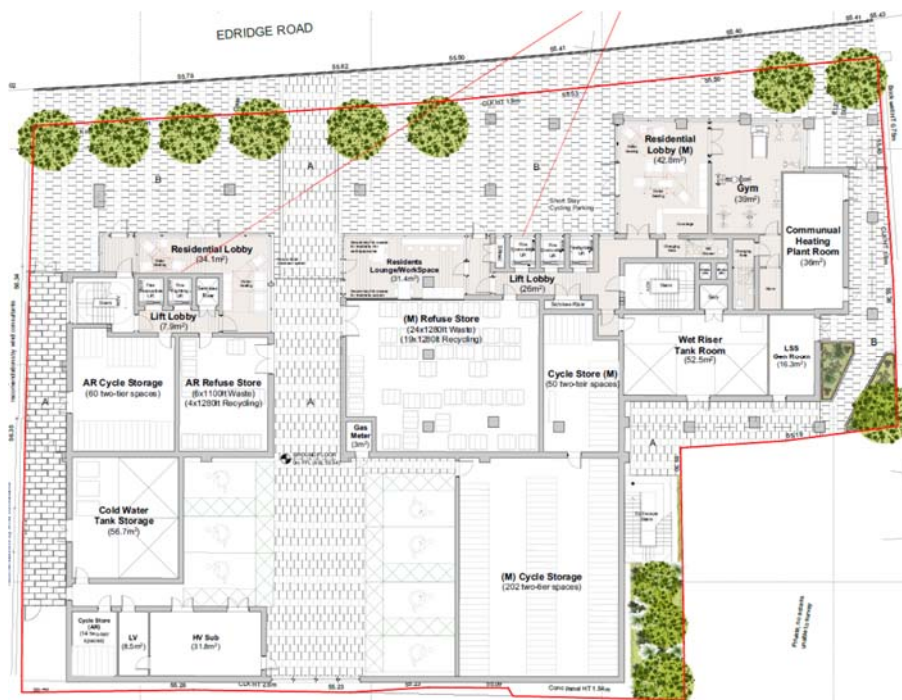


Image 3: Ground floor layout

9.38 The affordable rent units are accessed from a smaller lobby area in the north eastern corner of the site. The lobby provides direct access to a lift core containing three lifts and also access to the stairwell, refuse and cycle storage areas.

Height, Scale and Massing

9.39 The site is in the 'Edge Area' of the Croydon Opportunity Area, where Local Plan Policy DM38 allows tall buildings as long as negative impacts on sensitive locations are limited, and they are of high quality form, height, and design.

9.40 The proposed tower would form part of a cluster of tall buildings located at the southern end of the Croydon Centre. Planning permission has been granted for buildings up to 35 storeys at the former Taberner House site, and 25 storeys at Wandle Road Car Park (which are both under construction). The Council has also

made a resolution to grant the Leon Quarter development that includes three additional towers rising to a maximum of 31 storeys. The image below shows the height of the proposal (red) compared to existing (grey) and approved (cream) buildings in the immediate vicinity of the site.



Image 4: Massing of the proposed blocks

- 9.41 In 2008 the Council allowed a 23 storey mixed use development thereby establishing the acceptance of a tall building. At 33 storeys, the proposal is higher than the previous approval. Officers have assessed the scheme and considered the height of other consented schemes in the immediate vicinity, and conclude that the overall height of the building is acceptable.
- 9.42 Although a tall building on the site is a reasonable expectation, the overall acceptability of this particular tall building is determined by how well it fits into its surroundings when viewed from both near and from a distance. To establish this, a number of verified views were submitted from various important vantage points. These views demonstrated how the height, mass and design of the scheme would contribute positively to the skyline.
- 9.43 The heights of the buildings were also informed by the heritage impacts (discussed further in the HERITAGE section of this report). In terms of the townscape and public realm impacts, the proposed height, scale and massing would successfully introduce a high density residential development to the site, contributing positively to the overall skyline and respecting the site's varied surroundings.

Articulation, Materials and Detailing

- 9.44 The building has been designed with a carefully limited material pallet consisting of a light cream toned multi-stock brickwork with bronze feature work. The materials combined with the gridded division of the elevations helps to create a residential scale and appearance to the building. The two distinct massing elements sit above a two storey colonnade entrance that faces the public realm adjacent to Edridge Road. The Edridge Road elevation of a taller tower is dominated by a generally regular two storey high grid pattern formed by brick columns and horizontals and recessed balconies. A secondary recessed bronze grid is featured between the larger brick grid form with a varying off-set to create visual variation, depth and complexity to the elevations. The top two floors would be enclosed by double height bronze columns with the glazing recessed further back from the façade to create depth. Balustrades

have been included in each bay of the penthouse levels which would reinforce the residential character of the building. These have been designed with the verticals at an angle to provide visual privacy from the most exposed lines of sight.



Image 5: Proposed eastern (Edridge Road) Elevation

9.45 The Edridge Road elevation of the lower element is differentiated through the introduction of more substantial brick piers that provide the basis of a thicker grid pattern set over four level repeats. This helps to differentiate the two forms and gives the lower building a more solid and robust character, in contrast with the slender proportions of the taller tower. The two top floors of this section would be a bronze podium structure setback from the brick framing below. Grey louvers have also been introduced within this section to give the impression of a more slender roof slab edge



Image 6: Upper level material detail

9.46 The northern elevation of the building would be the most prominent as it will be caught in view corridors from the town centre to the north. The key design feature of the building will dominate this façade and consists of a four level brick grid pattern with faceted bronze panels, referred to as ‘gills’, inserted within the grid. The ‘gills’ play a functional role, forming part of the ventilation system. These gills are arranged in two sets and feature on both the taller and lower building elements. These gills spring from the centre of each tower element to create a unique and easily identifiable feature which provides a dynamic rhythm to the façade. They are of a sufficient scale appropriate to the building and which can be read within distant views from which the proposal will be visible. The gills are proposed as single sheets of aluminium with a bronze, matt anodised finish. The diagonals of the gills would be highlighted with a shadow gap along the edges with the air intakes made from dark grey powder coated aluminium louvres with a light green back section.



Visualisation of proposed residential development located between the north end of Edridge Street looking southbound

Image 7: Proposed view looking south down Edridge Road from A232



Image 8: Details of bronze cladding/gills

9.47 The window frames will be power coated in an anodised bronze to match the gills and provide a subtle measure of visual consistency. Balustrades will consist of angled metal uprights. The uprights would be angled at 30 degrees which would result in varying views when moving around the building. The angled uprights would enhance privacy to the units and also create visual interest to the building.



Image 9: Details of Balustrades

9.48 The articulation, materials and detailing of the proposed building would successfully mediate between the varied heights and typologies of the surrounding buildings. The uniform appearance of the design would ensure that the building sits comfortably within the cluster of buildings located in this section of the Croydon Town Centre whilst preserving its own unique identity.



Image 10: Public Realm and entry details - Edridge Road

Designing Out Crime

9.49 The proposal was considered by the Metropolitan Police Service's Designing Out Crime Officer who advised that the site is in a high crime area, and identified potential concerns which will require additional detail to be provided (for example, CCTV), which could be addressed through planning conditions. In order to ensure a safe, inclusive and accessible development where crime and disorder, and the fear of crime, do not undermine the quality of life, Secured by Design accreditation is recommended to be secured by a planning condition.

Public Realm and Landscaping

9.50 Due to the relatively small size of the site, there is only limited scope for areas of public realm. The size and location of public realm was discussed at length during

the pre-application stage and was considered a key way of achieving a suitable form of development in terms siting and street scene. The proposal provides a usable single area of public realm fronting Edridge Road. This space is located to the eastern side of the building, ranging in depth from 2m to almost 6m, extending into a 5m high colonnade with the tower element set back from the highway. This area of public realm has been assessed to have access to reasonable levels of sunlight. Further, the wind assessment demonstrates that this area would allow the public to sit and enjoy the space without undue impacts from high winds. In terms of safety the public realm has been designed to create layers of physical components that provide a safe yet welcoming environment.

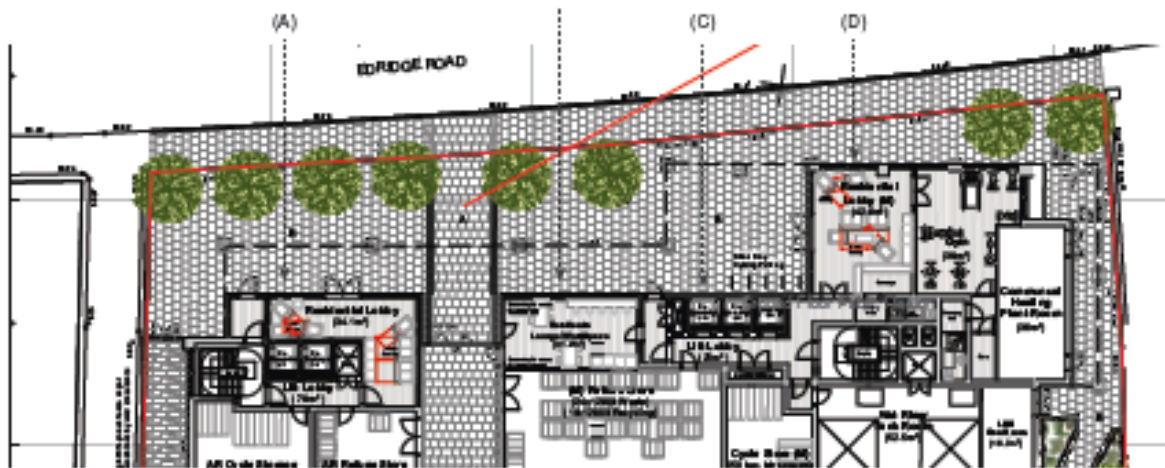


Image 11: Public Realm and Landscaping

- 9.51 The landscape proposals are in principle supported, however they do require detailed design development. A condition is recommended to ensure that the details of the public realm and landscaping (planting species, planting densities, sections showing build-ups, junctions and technical details, materials, furniture, lighting etc.) are high quality.
- 9.52 The hard standing is proposed to be in line with the Public Realm Design Guide. A tonal change is proposed for the access road to denote it while maintaining a level threshold without a step to ensure pedestrian priority, which is supported.
- 9.53 No existing trees are located on the site at present, but new trees and soft landscaping are proposed which would result in an improvement to biodiversity. These are within the site boundary so will need to be maintained by the applicant and not the Council. However, the roof-top private amenity areas could be enhanced in terms of their biodiversity offer. This will be secured by condition and should ensure a variety of soft landscaping species supportive of pollinators, natural grass to replace artificial grass and, addition of biodiversity features such as bug-hotels and bird boxes which could form part of the play provision via a nature trail.
- 9.54 The play provision is addressed earlier in the report, but the final details will be determined at condition stage. The precedents shown have a positive sculptural approach which is supported. The applicant is encouraged to consider where possible that play equipment/ features be created through natural features and materials which could also further enhance the biodiversity of the site. This allows a wider variety of use within the amenity area beyond play by younger residents.

Public Art

- 9.55 Local Plan Policy DM14 requires the inclusion of public art, which is to be secured by a planning condition. Although no specific form of public art has been proposed, the applicant has committed to the provision of design elements within both the public realm and the building itself that will contribute to the aesthetic quality of the locality. The use of elements such as bespoke street furniture, unique paving design, decorative lighting and decorative gates within and adjacent to the public realm have been identified as ways to achieve this. The condition will include review of the public art strategy, brief and final designs and include physical samples and proofs of concept where appropriate.

Heritage

- 9.56 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires (at section 66) with respect to listed buildings, that special regard is paid to the desirability of preserving or enhancing the building or its setting or any features of special architectural or historic interest which it possesses. With regard to conservation areas (at section 72), it requires special attention to be paid to the desirability of preserving or enhancing their character or appearance.
- 9.57 The NPPF places strong emphasis on the desirability of sustaining and enhancing the significance of heritage assets and their settings, 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”*
- 9.58 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).
- 9.59 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.
- 9.60 The setting of a building is defined in the glossary to the NPPF as ‘the surroundings in which a heritage asset is experienced. Its 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’. The site is not within a Conservation Area and there are no designated heritage assets either on or immediately adjacent to the site. However, due to its height, design and prominence, it would interact with the setting and views of a number of heritage assets.
- 9.61 A number of views have been assessed throughout the course of the application, including verified views, dynamic fly-throughs and computer modelled views. A heritage assessment has also been submitted. The proposal has been considered by the Council's Conservation Officer and Historic England, who have identified harmful impacts to heritage assets.

Croydon Minster

- 9.62 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. It marks the historic core of the old town and has strong associations with the Archbishop of Canterbury and George Gilbert Scott who was responsible for its extensive rebuilding after a fire in the late 19th century. The Minster is prominent in its locality, and in key long views. There are two main views where the full elevation of the tower can be appreciated. One is from Rectory Grove which is a residential street laid out specifically to align with the Minster and forms an important part of the Minster's setting. The view along Rectory Grove allows the full tower elevation and an uninterrupted silhouette to be appreciated. The view is identified as a key view in the Conservation Area Appraisal and contributes to the setting of the listed building.
- 9.63 The proposal is situated behind the Minster when viewed from Rectory Grove and impacts the silhouette of the listed building from certain points, and its prominence. The initial proposal rose above the height of the tower and could be viewed between the pinnacles. Whilst officers acknowledge the presence of existing and consented development within this view, no other development interrupts the pinnacles of the Minster. Historic England, the GLA and the Council's Conservation Officer raised concern with this harm to the setting of the listed building. As a result, the scheme has been reduced by two storeys to ensure it does not rise above the height of the tower element of the Minster. This minimises the level of harm caused to the Minster, with a relatively minor change to the development resulting in a considerable difference in impact by allowing the 'crown' of the building to remain uninterrupted. In other views the development remains visible to the side of the Minster, again disrupting the silhouette of the building. Whilst it is still visible to the side of the Minster and rises to the full height of the tower, this is from a relatively small section of Rectory Grove.



Image 12: View of Croydon Minster along Rectory Grove with position of proposed building

- 9.64 The proposal would cause less than substantial harm to the setting of Croydon Minster.

Central Croydon Conservation Area and Croydon Town Hall Clocktower

- 9.65 Central Croydon Conservation Area is the commercial and civic heart of Croydon. Its street layout is largely medieval in origin and it retains much of its plan form and historic fabric. Surrey Street forms an important market street with buildings from the 17th, 18th, 19th and 20th centuries. North End and the High Street form part of an historic route with Roman origins. Key views are identified along its length including a designated view of the Town Hall clocktower (Grade II listed and local landmark).
- 9.66 The proposed building would be evident at the south terminus of dynamic views along North End. More generally it will be viewed in relation to a number of other tall buildings in this location, but will also rise up behind and above the Clocktower in some views including the designated viewpoint on North End. Due to its height and specific location, this is a different relationship to other development in the vicinity, although was a similar (but now taller) relationship to the previous (now lapsed) consent. The Clocktower will still be visible in front of the proposed development, but its prominence and silhouette will be affected.
- 9.67 It is acknowledged that the proposed has been designed to present a slim tower form in views from this direction, and that there are trees along North End which currently limit visibility of the development from the designated viewpoint. The presence of these trees however cannot be relied upon (and is reduced in winter) and the tall tower form will still be apparent in association with the Clocktower. The development will also be visible in views from Surrey Street (a key street in the conservation area), and in glimpsed views from Queens Gardens (locally listed historic park and garden).
- 9.68 The proposed is considered to cause less than substantial harm to the setting of the Central Croydon Conservation Area, and to the prominence and landmark status of the Grade II listed Clocktower.



Image 13: Verified views south along High Street showing the proposed development

Whitgift Almshouse

- 9.69 The Whitgift Almshouse (Grade I listed) are a 16th century complex of Almshouses. They are of historic and architectural interest, to which the scale of the building, its fabric and the roofscape contribute greatly. The site is located some 400 metres from the Almshouses, and the development would be visible in views along North End and the High Street in conjunction with the Almshouses. Here, the development rises

above 3-4 storey Victorian buildings fronting the High Street. It has been designed to present a slim tower form in these views. The proposal is considered to cause less than substantial harm to the setting of the Almshouse.

The Chatsworth Road Conservation Area

- 9.70 Chatsworth Road Conservation Area contains a substantial grouping of late Victorian and Edwardian houses, many of which are of high architectural quality and fifteen of which are Locally Listed. The proposal will be visible from a number of points within the northern section of the conservation area, above the roofline of buildings in the conservation area. The Chatsworth Road Conservation Area Appraisal and Management Plan (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, which forms part of the setting of the CA. The development would result in less than substantial harm to the conservation area.

Wrencote

- 9.71 Wrencote is a Grade II* listed building on the High Street in close proximity to the site. The building retains its integrity and displays high quality architecture. It is one of few buildings from the 18th century surviving in the borough, and its relationship with the historic north-south route survives, however its historic context has been largely lost. It is now largely surrounded by modern development of much greater scale, which provides a context that emphasises the townscape evolution of the area.
- 9.72 The proposed tower would rise above this listed building, and would further emphasise the townscape that has evolved around the listed building. It would however be of greater height than existing development and visible directly behind the main elevation; in a location which is currently clear sky (admittedly affected by the previous (now lapsed) consent). The design and colour palette of external materials would contrast with that of the listed building to ensure that the historic building and later development remain clearly legible, whilst being of a high quality to reflect the sensitivity of its setting. The scale of the building would nevertheless increase the dominance of modern development on the setting of the listed building.
- 9.73 The proposed is considered to cause less than substantial harm to the setting of Wrencote.

The Adult School Hall and Croydon Quaker Meeting House

- 9.74 The proposal is located to the south-west of these Grade II listed buildings. They are of a domestic scale. The construction of the Adult School Hall is of particular significance due to its use of timber framing resulting in an interior reminiscent of a medieval barn and it is therefore the interior where the main interest lies. The Croydon Quaker Meeting House is a distinguished work by a prolific Quaker architect Hubert Lidbetter of both architectural and historic interest. The buildings are surrounded by larger scale buildings that dominate its setting. The existing 8-9 storey buildings that sit between the site and these heritage assets, reduce the overall impact of the additional development such that their setting is preserved.

Harm and Public Benefits

- 9.75 No direct harm to the fabric of any heritage assets would occur as a result of the proposal, however it would cause harm to the settings of key heritage assets as set out above.

- 9.76 The scheme has been reduced in height by two storeys to minimise the level of harm caused, particularly on views of the Minster. The resultant scheme has been identified to cause less than substantial harm.
- 9.77 A much smaller development (or no development) would avoid harm to heritage assets, but that would not deliver the scheme's benefits in terms of housing, and specifically, affordable housing. Officers are of the view that the benefits of the proposal could not be achieved, without that level of harm. Those benefits, accompanied by the minimisation of the accompanying harm, offer clear and convincing justification for the harm to heritage assets identified above.
- 9.78 Having concluded that the scheme gives rise to "less than substantial harm", and that there is clear and convincing justification for that harm, it is necessary to weigh that harm against the public benefits. The public benefits weighed against the scheme are as follows:
- the delivery of a significant quantum of housing, exceeding the site allocation and contributing positively to the borough's housing stock; and
 - a significant proportion of affordable housing, including 43 units at London Affordable Rent and 3 at London Shared Ownership; and
 - the opportunity to make use of land which is currently underutilised; and
 - the delivery of improved public realm along Edridge Road.
- 9.79 Officers are of the view that those public benefits would outweigh the harm caused to the various heritage assets. Officers are satisfied that the approach adopted by the applicant in terms of design, heritage and townscape is sound and can be supported.
- 9.80 As the site lies within the Central Croydon Archaeological Priority Area, a Archaeological Assessment was undertaken. The findings of the assessment revealed that there is a low to moderate potential for prehistoric to medieval material and a high potential for post-medieval and modern material. Although no basement is proposed, the potential extent of foundations is likely to impact upon any unknown archaeology. To safeguard any archaeology, a planning condition is recommended requiring a written scheme of investigation to safeguard the archaeological interest.
- 9.81 Subject to the recommended conditions, the proposed buildings would result in a high quality design which contributes positively to the skyline and surrounding townscape, provides a set of high quality environments, reflects the materiality and richness of detailing within its local context, and successfully balance intensification with high quality active frontages and pedestrian design features. The development would therefore result in a high quality environment which contribute positively to the character and appearance of its setting.

Impacts on Neighbours: Daylight and Sunlight Impacts

- 9.82 A sunlight and daylight assessment was submitted with the application. It considers the impacts of the proposed development on the adjacent residential neighbours in accordance with the 2011 Building Research Establishment (BRE) guidelines. The neighbouring residential properties facing the site were tested for daylight impacts. Those residential windows which were also within 90 degrees of south (i.e. those receiving sunlight) were also tested for sunlight impacts. See Appendix 3 for BRE Guidance terms.

Applying the BRE Guidance

- 9.83 The following diagram identifies the neighbouring properties tested for sunlight and daylight.

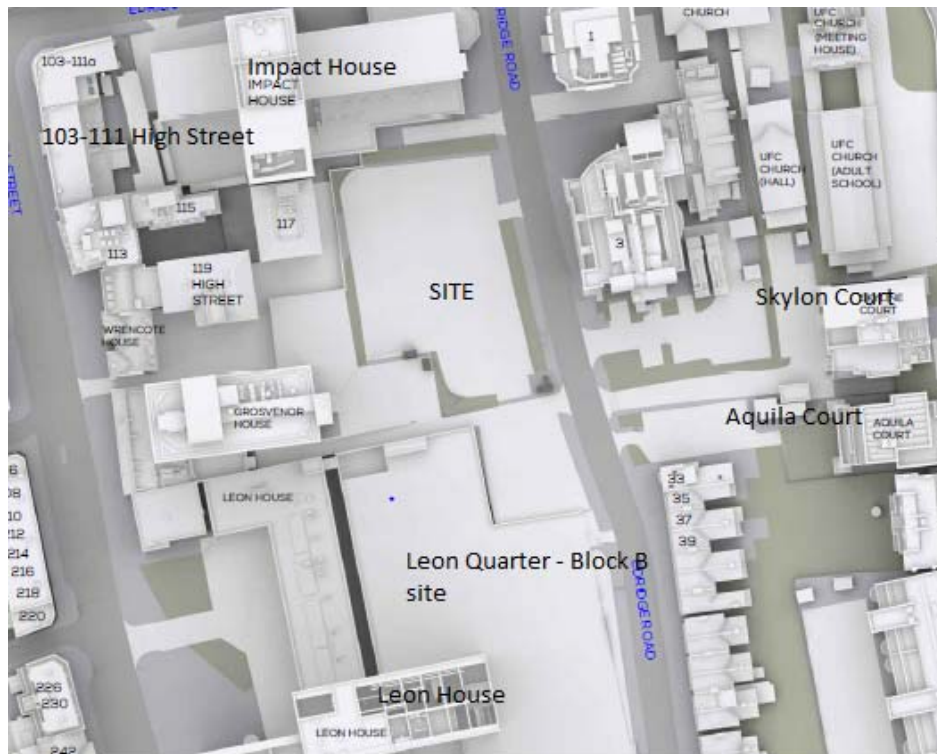


Image 14: Diagram showing locations of neighbouring properties

- 9.84 The BRE guidelines state that the “planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable.”
- 9.85 Based on occupation and distance 30 neighbouring properties were assessed for daylight/sunlight. A total of 21 properties will comply with BRE baseline criteria for both daylight and sunlight. Although BRE compliance would result in no adverse impact, limited impacts to neighbours may still be acceptable if they maintain acceptable living conditions overall. The impacts on the remaining nine properties are the focus of the assessment.
- 9.86 The daylight and sunlight assessment is based on the current vacant site and has not been compared against the previous permission granted for a 23 storey tower. The assessment also applied two methods of determining impacts upon surrounding buildings. The conventional BRE guidance criteria (with 27% VSC target) was used for all sites. However, for the reasons outlined below, a ‘mirror massing’ approach has also been used to provide a more contextual assessment of the impacts upon Impact House. This approach is accepted.
- 9.87 The vacant nature of the site allows an abnormally high level of daylight to reach the neighbouring residential properties, particularly Impact House to the immediate north. As such, any building constructed on the site with a similar mass and height to surrounding buildings would have a more noticeable impact upon daylight and sunlight to neighbouring buildings. The BRE Guidelines acknowledge the burden a vacant site places on a developer and provides an additional assessment for this. To ensure developments on vacant sites are able to match the height and proportions of

surround existing buildings, the BRE Guidelines allows the VSC and APSH targets for these windows to be set to those which 'mirror image' buildings of the same height and size, an equal distance away on the other side of the boundary. Only Impact House was assessed against a mirror massing alternative baseline.

- 9.88 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.
- 9.89 Overall, when assessed against the Vertical Sky Component ("VSC") the proposal achieved a VSC compliance rate of 86.8%. When assessed against the No Sky Line ("NSL"), the scheme returns an NSL compliance rate of 96.6%. In terms of sunlight, the scheme returns a 93.5% compliance rate against the Annual Probable Sunlight Hours ("APSH") methodology.

Impact House

- 9.90 Impact House is a former office building located to the north of the site that has been converted to residential providing over 260 units. A total of 322 windows serving 217 rooms were assessed.
- 9.91 In terms of VSC, a conventional BRE assessment revealed that 53.1% (171 windows) meet BRE base guidance. With respect to the remaining windows, 27 will experience between a 20-29.9% minor adverse reductions, 87 would have a 30-39.9% moderate adverse reduction and 37 would experience a major adverse reduction of more than 40%. When assessed under a 'mirror massing' approach, the results showed only a marginal improvement (53.7%) in the total number of windows meeting the BRE base guidelines, however there was a noticeable improvement in the number of windows having a 40% or more reduction (37 to 0) and also the number of windows with a 30-39.9% reduction (87 down to 40).
- 9.92 210 rooms (96.7%) will comply with the BRE baseline guidelines for the NSL criteria. Of the seven rooms which fall below BRE baseline criteria for NSL the worst being a 34.4% moderate adverse reduction. All except two of the windows are located within the corner of the projecting wing of the property. This projecting wing flanks the windows/rooms to one side, meaning they are architecturally limited in receiving as high levels of daylight than those not positioned as close to this corner. It is understood that the remaining two rooms serve bedrooms, which have a lesser expectation of daylight in comparison to other habitable rooms. When the mirror massing assessment is undertaken, 99.1% of rooms would comply with NSL criteria.
- 9.93 In terms of sunlight, 171 windows were assessed. With the proposal in place, 162 windows (95%) will comply with the BRE baseline criteria for APSH. All the nine non-compliant windows would enjoy annual sun hours of between 19 and 27%, against a BRE recommended 25%. In relation to winter sun, these nine windows will continue

to enjoy between 3-5% of annual probable sunlight hours against a BRE recommended 5%.

- 9.94 It is noted that a 205sqm roof terrace is located on the ninth floor of Impact House. Concerns that the proposal would impact upon this area has been raised by residents of Impact House. In response to this concern, members are informed that this terrace is located above the north-west wing of Impact house and is subsequently overshadowed by the central 16 storeys element of Impact House. The proposed building is not expected to significantly further reduce this terrace of direct sunlight during the day.

Taberner House

- 9.95 80 windows serving 60 rooms have been assessed in relation to daylight (VSC and NSL). All 60 rooms comply with NSL and of the 80 windows, 75 (94%) meet BRE baseline guidance for VSC. All five windows that failed to meet the guidelines are set behind a recessed balcony which restricts daylight reaching them. As a result these windows already have VSC levels below 8% VSC, against a BRE recommended 27%. The absolute VSC loss to these windows is between only 1.4% to 1.6%.
- 9.96 In terms of sunlight, all 80 (100%) will comply with the BRE criteria for APSH.

Skylon Court

- 9.97 This building is located approximately 57 metres to the east of the site with 55 windows serving 40 rooms that were subject to daylight and sunlight assessment. 33 windows would experience a VSC moderate adverse reduction of between 20 and 39.9% with 19 windows having a VSC level below 15% level (the worst being 6.8%). Notwithstanding this, all of these windows are located beneath projecting balconies which limit the amount of sky visibility. In terms of NSL, 20% of rooms would experience a minor adverse reduction of between 20 and 29.9%, however all rooms would continue to have between 64.8 and 77.5 % of the room area with direct sky visibility.
- 9.98 In terms of sunlight, 3 windows (6%) would receive less than the recommended 25% of annual sun (the worst receiving 15%), however all of these windows will receive in excess of the BRE recommendation for winter sun of 5%(receiving between 7-10%). It is also noted that these windows are positioned beneath projecting balconies.

Aquila Court

- 9.99 This residential building is located to the east of the site and fronts Park Lane. 55 windows to 39 rooms were assessed in relation to daylight and sunlight. 11 windows would see a reduction in VSC of between 20 and 39.9% (moderate adverse) and 2 would experience a reduction of more than 40% (major adverse). In perspective, these windows are either located adjacent to deep flank elevations or located beneath projecting balconies. In terms of NSL, only 10% of rooms would see a reduced level of between 20.5 and 22.9% (minor adverse) which is only slightly greater than the recommended 20% change and each of these rooms would still maintain between 60.4% and 68.1% of the room area with direct sky visibility.
- 9.100 In terms of sunlight, 6 (14%) of windows would fail to receive suitable sunlight hours during the year. However, these windows are all located in a section of the building that is flanked heavily on one side and at present only receive less than 11% of annual sunlight hours and 0% in winter.

Leon House

- 9.101 A 22 storey converted office building located to the south-west of the site. 99.8% of windows assessed would meet BRE guidelines of 27% with only 2 windows having an overall VSC reduction greater than 20% (20.6% and 20.9%) which is minor adverse. The VSC values for these two windows would remain acceptable at 18.6 and 19.3% respectively. All rooms within Leon House would comply with BRE guidelines for NSL. As this building is located to the south of the site, a sunlight assessment was not undertaken.

Leon Quarter Development (18/06140/FUL)

- 9.102 This scheme, with a resolution to grant planning permission, is located immediately to the south of the subject site and was designed to consider the presence of a tall building on the subject site. The closest adjoining building is known as 'Block B' and all units located on the northern side of this building are dual aspect to ensure that suitable levels of daylight and sunlight are received throughout the day. The impact of the proposal on Block B of the Leon Quarter Development was considered and the findings concluded that the proposal would not cause a materially greater (cumulative) impact.

103 – 111A High Street

- 9.103 A three storey mixed use building located to the north west of the site. The use and layout of rooms is not known. Three windows would see a reduction in VSC of slightly more than 20%, however no more than 29.9% (minor adverse). The existing VSC of these windows is already low (between 7.2 and 11.6%) and therefore the absolute loss of VSC is only 2.4%. In terms of NSL, 6 rooms will also experience a reduction of between 21.6 and 36.7%. As with the VSC assessment, these windows currently have low NSL levels meaning that the reduction in percentage terms is disproportionate. In terms of sunlight, given the orientation of windows together with the presence of neighbouring tall buildings (Leon and Impact House), no sunlight assessment was undertaken.

Centrillion Point

- 9.104 A 12 storey converted office building located to the south of the site. Only a single window of the 182 tested would see a VSC moderate adverse reduction of greater than 20% (31.2%). The use of the room that this window serves is unknown, however it is located at the ground level and beneath an overhang. It currently only has a VSC of 1.6% so the reduction is unlikely to be noticeable to the human eye. In terms of NSL, all 82 rooms assessed will comply the BRE guidelines.
- 9.105 In terms of sunlight, as the site is located to the south of the site, the proposal will not result in any impact.

33 Edridge Road

- 9.106 A two storey dwelling house with unknown floor plan. 10 of the 13 (77%) windows tested meet BRE guidelines. The three windows that would fall short would have a reduced VSC of between 20 and 39.9% (moderate adverse). Looking to the retained VSC levels to the three windows which fall below BRE baseline guidance, they will continue to enjoy between 17.6% to 23.6% VSC with the proposal in place and this is considered acceptable given the built up urban character of the site. In terms of NSL, all rooms will comply with BRE guidelines.
- 9.107 In terms of sunlight, of the eight rooms assessed 100% will comply with the BRE criteria for APSH.

35 Edridge Road

- 9.108 A two storey terrace property with 4 windows serving two rooms. One window falls below BRE recommendations with a major adverse VSC reduction of 60% (8% down to 3.2%), however this is one of two windows that service a single room. The other window serving this room would see a minor VSC reduction from 28.9 to 23.9 which given the built up urban nature of the site IS considered a reasonable level. In terms of NSL, each of the two rooms complied with the BRE baseline guidelines. In terms of sunlight, all windows assessed complied with BRE criteria for APSH.

Daylight and sunlight conclusions

- 9.109 Whilst the proposed development would result in some daylight and sunlight impacts for surrounding properties, in the vast majority of instances where impacts beyond BRE guidelines occur, these are only minor in nature and where these impacts occur, good levels of daylight and sunlight are generally still maintained, especially considering the central location of the affected properties. It should be noted that daylight and sunlight impacts for surrounding properties beyond BRE guidelines are inevitable in a situation where the existing baseline is a cleared site which is an anomalous in an urban context such as this. As such the daylight and sunlight implications of the proposed development for surrounding properties are acceptable.

Impacts on Neighbours: Privacy, Outlook, Noise and Disturbance

- 9.110 The proposed development would be located on the opposite side of a road from its nearest residential neighbours across Edridge Road. These properties are in excess of 14 metres from the site and views across towards those neighbouring properties are therefore available from public areas. The next closest neighbouring habitable windows are those located on the southern side of Impact House to the north. These windows are 20 metres from the northern side of the building and are not expected to result in any additional overlooking than that of the previous approval on the site or have unreasonable privacy levels given the built up character of the locality. With a distance of more than 20 metres, the proposal would not result in unacceptable loss of privacy.
- 9.111 As with privacy, in terms of outlook the distance between the proposed building and its nearest residential neighbours is considered reasonable given its urban setting and being a site designated for high density residential use with a previous planning permission for a tall building. Notwithstanding this, the north-south orientation of the building maintains (even with the inclusion of the wind mitigation screen – as discussed in the MICO CLIMATE section of this report) an open outlook from many residential units within Impact House located to the north.
- 9.112 The primary access points for residents would be directly from the street frontage and would not introduce a noise source close to windows to habitable rooms on adjoining sites, particularly to Impact House to the north. In addition, no non-residential uses are proposed thereby eliminating the opportunity for unreasonable noise generation during the evening/night. Once constructed, the residential building is not expected to generate unreasonable levels of noise and general disturbance.



Image 15: Site Plan showing distances between buildings

Impact on the Surrounding Environment

Microclimate

9.113 The wind conditions around the scheme were assessed through wind tunnel testing of a scale model of the Proposed Development in context of the existing and the cumulative surrounding buildings. The measurements covered ground locations along the building façades and at corners, thoroughfares, within open amenity spaces at ground and terrace levels; and on pedestrian routes within and around the site. The focus was on the windiest season results (winter) and those for the summer season, when pedestrian activity generally requires 'calmer' wind condition.

9.114 Four configurations of the wind tunnel model were tested, as follows:

- Configuration 1: Existing Site with Existing Surrounding Buildings;
- Configuration 2: Proposed Development with Existing Surrounding Buildings;
- Configuration 3: Proposed Development with Existing Surrounding Buildings and Mitigation; and
- Configuration 3: Proposed Development with Cumulative Surrounding Buildings and Mitigation.

9.115 The findings of the testing identified that without mitigation, in periods of strong wind, the development would prevent the ability of people to be able to stand/sit comfortably on most parts of the 11th floor terrace during both the windiest season (winter) and also summer months. The tests also indicated that the scheme would result in excessive wind speeds at the ground level during the winter months and that these winds would directly impact upon Impact House located immediately to the north of the site. The results indicated that these conditions would make it more difficult and possibly more dangerous for residents of Impact House opening and closing windows on the southern elevation. The impact of wind during the summer months is less significant with regards to Impact House residents.

9.116 To overcome these impacts, the following mitigation measures were tested in the wind tunnel.

At ground level

- A 3-metre-high 50% porous fence along the North boundary of the Proposed Development.
- A 3-metre-high, 3m wide 50% porous gate limiting pedestrian access to the cold water tank storage.
- An 8m high 50% porous screen along the whole length of the Northern edge on the 1st floor terrace element.
- A 50% porous pergola (3m high, 15m long, 2m wide) along the Western edge. Shrubs and planters ranging from at least 1m to 2m height and 1m width along the perimeter.

On the 11th floor Lower Element

- Shrubs and planters ranging from at least 1m to 2m in height, and 1m in width, around the perimeter.
- Additional planting (shrubs 1-2m height, 1m width) around the perimeter of the maintenance area.
- A 3-metre-high solid screen along the northern edge of the private terrace to the South of probe location 78.

On the Roof Terrace

- Shrubs and planters ranging from at least 1m to 2m in height, and 1m in width, around the perimeter.

9.117 When tested, these mitigation measures sufficiently improved wind conditions to allow the spaces to be used as intended - sitting (green), standing (blue) and strolling (yellow). In terms of public realm and as shown by the green points on Image 16, the mitigation measures would ensure that the area of public realm fronting Edridge Road would be suitable for sitting even in the windiest time of the year. Similarly, the mitigation measures also demonstrate that all three areas of communal open space will have wind conditions calm enough for them to be used by residents throughout the year.



Image 16: Wind Conditions at ground level in the windiest (winter) season

9.118 With the exception of the 8m high 50% porous screen on the 1st floor terrace, the mitigation measures are generally contained within the form of the building as originally designed and would not result in any noteworthy changes to the appearance of the building.

- 9.119 The proposed 8 metre 50% porous screen has been proposed to be located along the northern side of the 1st floor terrace. The introduction of this screen reduced the velocity of wind directed at Impact House immediately to the north, thereby preserving a generally calm environment for residents of Impact House to safely open and close doors and windows on their southern elevation. The study showed that such a screen would only be required until the Leon Quarter development further to the south and west was constructed. Once constructed the Leon Quarter buildings would reduce the speed of wind from the south sufficiently to no longer require the screen. The design team propose a patterned metal mesh wall as a windbreak. As outlined, the windbreak would be 50% solid and the intention is for it to be removed once the Leon Quarter development is constructed. As there are no guarantee that the Leon Quarter development will be built out, the introduction of the wind break must be assessed as through it is permanent feature of the building.
- 9.120 The reduced scheme (as amended) was not re-tested through the wind tunnel as the consultant advised the reduced height would provide a beneficial effect as it would reduce wind speeds down the tower and locally around the tower at ground level. The other design amendments are not expected to change the wind microclimate around the site and therefore officers are comfortable the original wind assessment can be relied upon.
- 9.121 In conclusion, with wind mitigation secured by condition, the impacts are acceptable.

Contamination

- 9.122 The submitted contaminated land report concluded that the previous land uses on the site had low to moderate risk in terms of contamination potential and impact from past and present adjacent land uses is moderate. A desk study undertaken did not identify any issues that would preclude the site being used for residential purposes (and permission was granted previously for residential use). However, it is recommended that an investigation (Phase two) of geological conditions be undertaken with regards to the presence of radon, archaeology, asbestos and unexploded ordnance. A condition is recommended to ensure appropriate investigation, management and remediation.

Air Quality

- 9.123 The site is in an Air Quality Management Area (AQMA). The submitted air quality assessment demonstrates that there would be no exceedances of either short term objectives for NO₂ or particulate matter and that the development would be neutral in terms of construction and transport impacts. The air quality assessment found that there is no requirement for mitigation measures such as mechanical ventilation. Notwithstanding this, in addition to openable windows and balcony doors, units can be ventilated via a ducted ventilation system. A contribution of £23,000 towards air quality improvements to mitigate against non-road transport emissions will be secured via the S.106 agreement, and a condition is recommended to ensure that the construction impacts on air pollution are mitigated.

Flood Risk and Sustainable Drainage

- 9.124 The Flood Risk Statement concluded that the site has a low risk of flooding from all sources. Initial concerns were raised by LLFA regarding details on proposed mitigation measures within the building, particularly with regard to details of surface water drainage. To overcome concerns raised, LLFA requests a pre-commencement condition that requests this information be provided and approved prior to works commencing on site. Thames Water also requested conditions concerning discharge

of surface water, the SuDS proposed include rainwater harvesting, garden beds and permeable paving. The site would also be capable of storing water volume for a 1/100 year rain event plus a climate change 360-minute storm. The proposed measures are expected to have a positive impact to flood risk in the area and accord with the NPPF and Policy 5.12 of the London Plan. Subject to the recommended condition, the proposal would be acceptable in terms of drainage and flood risk.

Construction Impacts

- 9.125 A Construction Environmental Management Plan is to be secured by a condition, to ensure adequate control of noise, dust and pollution from construction and demolition activities, and to minimise highway impacts during the construction phase.

Light Pollution

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

Transport, Parking and Highways

- 9.127 The site has a Public Transport Accessibility Level (PTAL) of 6a and 6b (excellent) (on a scale of 0-6b, where 6b is the most accessible). The site is well served by public transport, and the PTAL reports show it within walking distance of George Street tram stop, South Croydon station, East Croydon station (with direct trains to central London, Brighton, and two international airports) and 18 bus routes. High Street and Edridge Road are both Classified Roads, and Edridge Road joins Park Lane (the flyover) which is part of the Transport for London (TfL) Strategic Road Network.

Parking

- 9.128 Policy DM30 requires that the impacts of car parking are reduced and the Opportunity Area Planning Framework also seeks to manage a reduction in the number of parking spaces. The only on-site parking spaces proposed are 7 blue badge spaces located to the rear of the site at grade level. The blue badge provision exceeds the 3% requirement as outlined within both the adopted and draft London Plans.
- 9.129 The site is within a Controlled Parking Zone. To provide suitable access to the site and the provision of a loading bay, 19 metres of on-street parking spaces need to be relocated further to the south on Edridge Road. Following the overall reduction in parking spaces immediately adjacent to the site, and in light of the site's good access to public transport and the provision of car club bays, the proposed development would be car free, with residents' eligibility for parking permits restricted by the s.106 agreement.
- 9.130 A single car club spaces is to be provided. It is intended that this space will be provided on-street opposite the site on Edridge Road for a minimum of 5 years. This space would be secured (and funded by the applicant) through the s.106 agreement subject to monitoring of uptake and demand through the travel plan. Membership of future residents to the car club operator for at least 3 years will also be secured through the s.106 agreement.
- 9.131 It is proposed that each of the seven internal blue badge spaces would include electric charging infrastructure. In addition, the single car club parking bay will also have electric charging infrastructure. This will be secured through the s.106 agreement.

- 9.132 No objection was raised by Transport for London or the council's Planning and Strategic Transport officer to the overall approach to parking, subject to the recommended conditions and s.106 obligations.

Cycle Parking

- 9.133 312 long stay cycle parking spaces and 10 short stay cycle parking spaces are proposed for the residential development. Each residential block would have its own cycle storage. Internal access to both cycle storage area is directly from the lobby/lift core areas of the building. Access to/from the street is either via a wide access way located to the north of the affordable rent lobby or via the central access way. The proposed cycle parking provides 1.35 spaces per unit and falls short of the current (360 plus 6 short stay) and draft New London Plan requirement. Notwithstanding this, given the sites location within the town centre, its high PTAL rating and the relatively small site area, Council staff are satisfied that on balance, the number of cycle spaces proposed are reasonable and that the provision of a larger cycle storage area would result in the undesirable loss of other facilities such as on-site blue badge parking and communal recreational facilities such as the gym and lounge area.

Deliveries and Servicing

- 9.134 Delivery and Servicing are proposed to take place from the street. A loading bay is proposed immediately at the front of the site adjacent to the 'market' lobby, which the applicant will fund delivery of through a highways agreement. This results in the loss of on-street parking bays, the revenue of which the applicant will need to cover, secured through the s.106 agreement.

Bin Storage

- 9.135 The proposal includes two specific bin storage areas to the rear of the site at ground level. A refuse area is provide for each of the two residential cores. Collection of refuse would be from the central access way off Edridge Road. The proposed arrangements would provide sufficient capacity for food, mixed dry recycling and landfill waste. Each of the two refuse areas are within 15 metres of the kerb and would be accessible for easy collection.

Hostile Vehicle Mitigation

- 9.136 The site is located on a relatively narrow one way street with on-street parking located on both sites. The existing character of the street therefore limits opportunity for hostile vehicles to gain speed to potentially access the site. Notwithstanding this, the public realm at the front of the site has been designed to create layers of physical components that provide a safe yet welcoming environment. These include level changes between the carriageway and footpath, landscaping including tree planting along the front boundary and the colonnade consisting of six columns positioned in front of the building entries

Sustainable Transport

- 9.137 Given that the development would be car-free, increased walking, cycling and public transport use is expected. The impact of additional development within the Croydon Opportunity Area, including the proposed development, is expected to require upgrades to existing services and therefore a sustainable transport contribution is to be secured in the s.106 agreement to mitigate the impacts of the development and secure improvements to include highway, tram or bus infrastructure.
- 9.138 Potential highway safety risks arising from informal crossing activity at the junction of Edridge Road and the Flyover have been raised by both officers and TFL. To address

this a financial contribution to prioritise the creation of a crossing on the A232 or other highway improvements that improve pedestrian safety has been suggested and subsequently welcomed and agreed by TFL. This will prioritise the delivery of the crossing, improvements to the existing crossing, prioritising footway works and highway safety measures.

- 9.139 In order to ensure that the identified modal shift is adequately supported, and barriers to uptake of more sustainable transport modes can be addressed, a Travel Plan and monitoring for three years is to be secured through the s.106 agreement.

Sustainable Design

Carbon Emissions

- 9.140 Policy SP6.2 requires new development to minimise carbon dioxide emissions, including that new dwellings (in major development proposals) must be zero carbon. As a minimum a 35% reduction in regulated carbon emissions over Part L 2013 is required, with the remaining CO₂ emissions to be offset through a financial contribution.
- 9.141 The policy also requires the development to incorporate a site wide communal heating system and to be enabled for district energy connection.
- 9.142 The scheme is expected to achieve at least a 37.14% reduction in on-site regulated emissions and up to 35.4% through a combination of energy demand reduction measures and the heat network. The remaining regulated CO₂ emissions shortfall would be covered by a carbon offset payment which would be secured through the S.106 agreement.
- 9.143 Whilst no existing district heating networks currently exist, the site is within an area where one is planned. The use of a CHP (Combined Heat and Power) was discouraged by the GLA in favour of alternative low carbon heating methods, such as an air source heat pump. However, such a system would not be compatible with a District Heating System, and as the Council is currently undertaking the business case work on the heat network, the preference of officers is for the building to be able to connect to the planned network. Space has been allowed in the plant room for the incoming pipe services from a future District Heating System and the proposed use of plate heat exchangers would allow future connection. A s.106 obligation is also recommended requiring connection to the District Heating System, or a feasibility into connection to a future system on first replacement of the heating plant. On that basis, as the proposal complies with the above requirements regarding carbon reduction and a CO₂ offset payment, subject to a condition requiring an updated energy strategy, the proposal is considered acceptable.
- 9.144 Policy SP6.3 requires a high standard of sustainable design and construction. The sustainability statement outlines a range of measures, such as fitting water efficient fittings, choosing materials with lower environmental impacts (Green Guide ratings of between A+ and D), the implantation of a waste minimisation strategy (including a take back scheme from supplies) and additional planting to enhance ecology on the site.
- 9.145 In order to ensure that the above measures are secured conditions are recommended. In addition S.106 obligations, in the form of a carbon offsetting

payment and the requirement to connect in the future to the planned district heating network shall also be secured.

Water Use

- 9.146 A planning condition is recommended to secure compliance with the domestic water consumption target of 105 litre/person/day, to ensure sustainable use of resources.

Other Planning Issues

- 9.147 The Health Impact Assessment outlines how elements of the building both promote and contribute to a healthier life style for both future residents and the wider community. The car free approach, provision of substantial cycle facilities, the use of environmentally friendly techniques together with comparatively high level of open space (both communal and private) within its urban context results in a development that promotes and contributes to a more healthy lifestyle.
- 9.148 A fire safety assessment was submitted as required by Policy D11 of the Draft London Plan. It identified how the scheme has been designed to ensure that appropriate fire safety measures have been incorporated into the building to minimise the risk of fire spread, ensure appropriate means of escape for residents and provided suitable and compliant access for firefighting equipment. This has been reviewed by our Building Control colleagues who have confirmed it is fit for purpose in the context of the emerging London Plan policy.
- 9.149 An initial TV and Radio signal impact assessment was submitted which identified that the proposal is unlikely to cause any interference to the reception of digital terrestrial television services or digital satellite television services. The assessment also concluded that as existing radio broadcast coverage is good in the area, the development is not expected to encode and or decode radio signals. Notwithstanding this and given the height and location of the proposed building, it is important to confirm these findings once the building is constructed. This will be secured via a s.106 obligation.
- 9.150 In order to ensure that the benefits of the proposed development (including those required to mitigate the harm caused) reach local residents who may be impacted indirectly or directly by the proposal's impacts, a skills, training and employment strategy (for the construction phase) and a contribution towards training are to be secured by s.106 obligations.
- 9.151 The development is liable for a Community Infrastructure Levy (CIL) payment to ensure that development contributes to meeting the need for physical and social infrastructure, including educational and healthcare facilities.

10 CONCLUSIONS

- 10.1 The proposed development would introduce a significant amount of new housing, including a mix of unit sizes and genuinely affordable housing in the way of a significant number of London Affordable Rent units, as well as London Shared Ownership. The proposed development is of a high quality design and would ensure a good standard of accommodation for new residents and their neighbours. There would be harm to heritage assets, but that harm is considered to be minimised and necessary to deliver the development's benefits (and therefore is justified), and the harm caused would be outweighed by the development's public benefits. The

development would be a car-free, environmentally sustainable development and would comply with the aspirations of the Development Plan. The residual planning impacts would be adequately mitigated by the recommended s.106 obligations and planning conditions.

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

Appendix 1: Approved documents

Plans:

Drawing No	Plan Title	Revision
077 PS 003	Existing site location plan	
077 PS 001	Proposed Site Location Plan	B
077 PS 002	Proposed block plan	B
077 PS 103	Proposed ground Floor Plan	E
077 PS 104	Proposed first floor plan	D
077 PS 105	Proposed second floor plan	D
077 PS 106	Proposed third floor plan	D
077 PS 107	Proposed fourth floor plan	C
077 PS 108	Proposed fifth floor plan	C
077 PS 109	Proposed sixth floor plan	C
077 PS 110	Proposed seventh floor plan	C
077 PS 111	Proposed eighth floor plan	C
077 PS 112	Proposed nineth floor plan	C
077 PS 113	Proposed tenth floorplan	C
077 PS 114	Proposed eleventh floor plan	B
077 PS 115	Proposed twelfth floor plan	C
077 PS 116	Proposed thirteenth floor plan	C
077 PS 117	Proposed fourteenth floor plan	C
077 PS 118	Proposed fifteenth floor plan	C
077 PS 119	Proposed sixteenth floor plan	C
077 PS 120	Proposed seventeenth floor plan	C
077 PS 121	Proposed eighteenth floor plan	C
077 PS 122	Proposed nineteenth floor plan	C
077 PS 123	Proposed twentieth floor plan	C
077 PS 124	Proposed twenty-first floor plan	C
077 PS 125	Proposed twenty-second floor plan	C
077 PS 126	Proposed twenty-third floor plan	D
077 PS 127	Proposed twenty-fourth floor plan	D
077 PS 128	Proposed twenty-fifth floor plan	D
077 PS 129	Proposed twenty-sixth floor plan	D
077 PS 130	Proposed twenty-seventh floorplan	D
077 PS 131	Proposed twenty-eighth floor plan	D
077 PS 132	Proposed twenty-ninth floor plan	D
077 PS 133	Proposed thirtieth floor plan	D
077 PS 134	Proposed thirty first floor plan	D
077 PS 135	Proposed thirty second floor plan	D
077 PS 136	Proposed thirty third floor plan	D
077 PS 137	Proposed thirty-fourth floor plan	D
077 PS 138	Proposed roof terrace plan	D
077 PS 200	East elevation	F
077 PS 201	North elevation	F
077 PS 202	West elevation	E
077 PS 203	South elevation	E

Documents:

Air quality Assessment (Dated 11/12/2018 Version 3)
Archaeological Desk Based Assessment (Dated December 2018 Ref: R13423)
Contaminated Land Assessment (Dated December 2018 Ref: RPT-001)
Construction Logistics Plan (Dated: November 2018)

Daylight and Sunlight Internal (Dated: 28/11/2018 Ref: 13275)
Daylight and Sunlight Neighbour (Dated 04/12/2018 Ref: 13275)
Daylight and Sunlight Addendum letter (Dated 22/07/2019)
Design and Access Statement (Dated December 2018)
Design and Access Statement Addendum (Dated 28/01/2020)
Design and Access Statement Addendum (Dated 27/02/2020)
Delivery and Servicing Management (Dated December 2018)
Drainage Strategy (Dated December 2018, Ref 0625 P2)
Energy and Sustainability Statement V3 (Dated 11/12/2018)
Energy and Sustainability Statement Addendum (Dated 31/01/2020)
Fire Strategy Comments (Dated 28/11/2018)
Flood risk assessment (Dated December 2018, Ref 0625 P2)
Flood Risk addendum (Dated April 2019)
Foul Sewage and Utilities Statement (Dated November 2018)
Heritage Statement (Dated December 2018)
Health Impact Assessment (Dated 15/04/2020)
Hostile Vehicle Mitigation Strategy (Dated 19/02/2020)
Paper on the impact of the interim windbreak on the amenity of residential units within Impact House (dated 27/02/2020)
Planning Statement (Dated December 2018)
Planning Statement Addendum (Dated January 2020)
Residential Travel Plan (Dated December 2018)
TV and Radio Reception Impact Assessment (Dated 12/12/2018 Issue 1.0)
Transport Statement (Dated December 2018)
Wind Microclimate Assessment (Dated 10/12/2018)
Wind – Pedestrian Level Wind Microclimate Assessment (Dated 27/03/2019)
Wind – Follow up letter (Dated 24/01/2020)
Updated Economic Viability Appraisal Report (Dated December 2018)
ULL – Letter (Dated 29/08/2019)
Gerald Eve FRA Addendum Response (Dated 24/10/2019)

Appendix 2: Planning Policies and Guidance

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

London Plan (2016)

- Policy 1.1 Delivering the strategic vision and objectives for London
- Policy 2.1 London in its global, European and United Kingdom context
- Policy 2.2 London and the wider metropolitan area
- Policy 2.3 Growth areas and co-ordination corridors
- Policy 2.6 Outer London: vision and strategy
- Policy 2.7 Outer London: economy
- Policy 2.8 Outer London: transport
- Policy 2.15 Town centres
- Policy 2.18 Green Infrastructure
- Policy 3.1 Ensuring equal life chances for all
- Policy 3.2 Improving health and addressing health inequalities
- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.6 Children and young people's play and informal recreation facilities
- Policy 3.7 Large residential developments
- Policy 3.8 Housing choice
- Policy 3.9 Mixed and balanced communities
- Policy 3.10 Definition of affordable housing
- Policy 3.11 Affordable housing targets
- Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 Affordable housing thresholds
- Policy 3.15 Co-ordination of housing development and investment
- Policy 4.1 Developing London's economy
- Policy 4.7 Retail and town centre development
- Policy 4.8 Supporting a successful and diverse retail sector and related facilities and services
- Policy 4.12 Improving opportunities for all
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising emissions
- Policy 5.3 Sustainable design & construction
- Policy 5.7 Renewable energy
- Policy 5.8 Innovative energy technologies
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.11 Green roofs and development site environs
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 5.14 Water quality and wastewater infrastructure
- Policy 5.15 Water use and supplies
- Policy 5.16 Waste net self-sufficiency
- Policy 5.17 Waste capacity
- Policy 5.18 Construction, excavation and demolition waste
- Policy 5.21 Contaminated land
- Policy 6.1 Strategic approach

- Policy 6.2 Providing public transport capacity and safeguarding land for transport
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.4 Enhancing connectivity
- Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
- Policy 6.7 Better streets and surface transport
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.12 Road network capacity
- Policy 6.13 Parking
- Policy 7.1 Lifetime neighbourhoods
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.13 Safety, security and resilience to emergency
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 7.19 Biodiversity and access to nature
- Policy 7.21 Trees and woodlands
- Policy 8.1 Implementation
- Policy 8.2 Planning obligations
- Policy 8.3 Community infrastructure levy

Emerging New London Plan

- 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
- S4 Play and informal recreation
- E11 Skills and opportunities for all
- HC1 Heritage conservation and growth

- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S14 Managing heat risk
- S15 Water infrastructure
- S16 Digital connectivity infrastructure
- S17 Reducing waste and supporting the circular economy
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T6.3 Retail parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

Croydon Local Plan (2018)

Strategic Policies

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

Development Management Policies

- Policy DM1: Housing choice for sustainable communities
- Policy DM4: Development in Croydon Metropolitan Centre, District and Local Centres
- Policy DM8: Development in edge of centre and out of centre locations
- Policy DM10: Design and character
- Policy DM11: Shop front design and security
- Policy DM13: Refuse and recycling
- Policy DM14: Public Art
- Policy DM15: Tall and Large Buildings
- Policy DM16: Promoting Healthy Communities
- Policy DM17: Views and Landmarks
- Policy DM18: Heritage assets and conservation
- Policy DM23: Development and construction
- Policy DM24: Land contamination

- Policy DM25: Sustainable Drainage Systems and Reducing Flood Risk
- Policy DM27: Protecting and enhancing our biodiversity
- Policy DM28: Trees
- Policy DM29: Promoting sustainable travel and reducing congestion
- Policy DM30: Car and cycle parking in new development
- Policy DM33: Telecommunications

Place-specific policies

- Policy DM38: Croydon Opportunity Area

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

London

- Culture and Night-Time Economy (November 2017)
- Affordable Housing & Viability (August 2017)
- Crossrail Funding (March 2016)
- Housing (March 2016)
- Accessible London: Achieving an Inclusive Environment (October 2014)
- The control of dust and emissions during construction and demolition (July 2014)
- Town Centres (July 2014)
- Character and Context (June 2014)
- London Planning Statement (May 2014)
- Sustainable Design and Construction (April 2014)
- Play and Informal Recreation (September 2012)
- All London Green Grid (March 2012)
- London View Management Framework (March 2012)
- London's Foundations (March 2012)
- Planning for Equality and Diversity in London (October 2007)

Croydon

- Croydon Opportunity Area Planning Framework 2013 (adopted by the Mayor and Croydon)
- Designing for community safety SPD
- SPG 12: Landscape design
- Public Realm Design Guide 2019
- Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy– Review 201

Appendix 3: 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.

Daylight to new buildings: Average Daylight Factor (ADF)

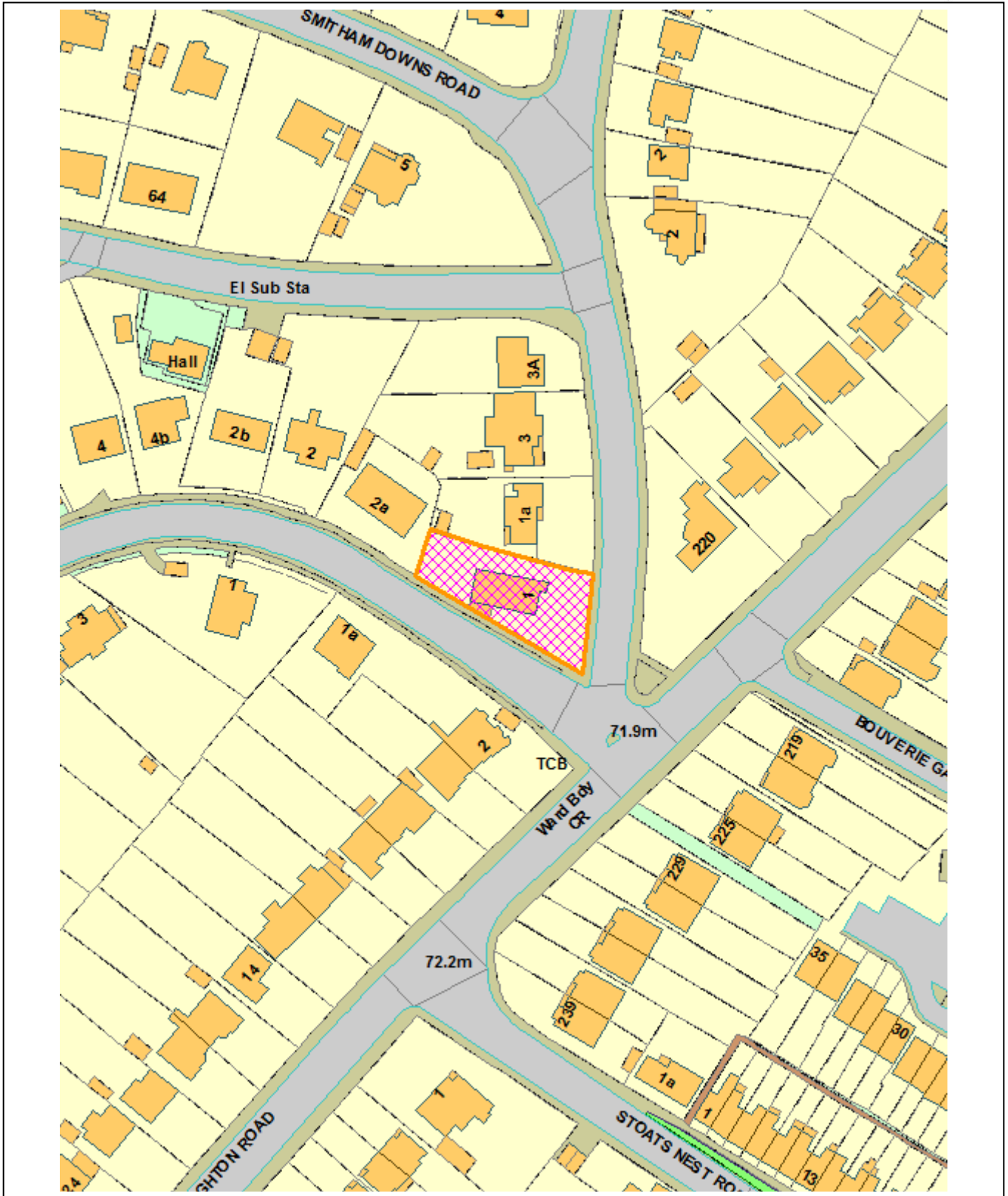
The ADF test calculates the average illuminance within a room as a proportion of the illuminance available to an unobstructed point outdoors, under a sky of known illuminance and luminance distribution.

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.

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.

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1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/04500/FUL
 Location: 1 Smitham Downs Road, Purley, CR8 4NH
 Ward: Coulsdon Town
 Description: Demolition of existing three storey house and detached garage and erection of a five storey building (including basement and accommodation within the roof space) to provide 9 units as well as associated new vehicular access, car parking, cycle/refuse storage and soft/hard landscaping.
 Drawing Nos: 615/017/PL1, 615/017/PL2 Rev F, 615/017/PL3 Rev A, 615/017/PL4 Rev C, 615/017/PL5 Rev C, 615/017/PL7 Rev D, 615/017/PL8 Rev C, 615/017/PL9 Rev B, 615/017/PL10 Rev D, 615/017/PL11 Rev C, 18211E, Existing Floorplans.
 Applicant: Lumiere Property
 Agent: Neal Thompson
 Case Officer: Tim Edwards

	1b, 2p	2b, 3p	2b, 4p	3b, 4p	5b, 8p
Existing					1
Proposed flats	4	2	2	1	

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
4	14

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

2.0 RECOMMENDATION

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

- 1 Sustainable Transport contribution of £13,500 towards parking restrictions and feasibility study into an additional bus route.
- 2 Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport

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

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

Conditions

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan to be submitted
4. Details of site specific SuDS to be submitted
5. Details of materials to be submitted
6. Details of proposed balcony/balustrading/privacy screening to be submitted
7. Details of communal stairs/routes, to ensure ambulant disabled accessible, including stair design, handrails, lighting and step depth to be submitted.
8. Hard and soft landscaping including boundary treatment, retaining walls and maintenance to be submitted
9. Details of children's playspace to be submitted
10. Details cycle and refuse storage to be submitted
11. Car parking, highway works and electric vehicle charging point to provided prior to occupation
12. Obscured glazing and non-opening fenestration within the northern elevation.
13. 19% Carbon reduction
14. 110litre Water usage
15. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

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

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

2.5 That if after three months, from when a decision it taken to grant consent, and the legal agreement has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of existing house
- Erection of a three storey building with accommodation in roof to create 9 residential units with provision of communal external amenity space and children's play space
- Provision of 4 off-street parking spaces
- Provision of associated refuse and cycle stores

3.2 During the course of the application amended plans have been received to notably alter the external appearance of the building, removing the flat roof and introducing hipped/gable roof. Alterations to the proposed balcony positioning and detailing as well

as enlargement of the vehicular access and additional pedestrian access from The Drive.



Figure 1: Existing site plan

Site and Surroundings

- 3.3 The site comprises a two storey building with accommodation in the roof space. The site is located on the corner of Smitham Downs Road and The Drive, as well as being in close proximity to Brighton Road. The site steps up significantly from east to west towards the properties at 1 The Drive.
- 3.4 This is a predominantly residential area with an array of dwelling types present. There are no specific policies relating directly to this site however it is noted that it is an area at low risk of surface water flooding and potential for groundwater flooding. The site has a PTAL of 3 indicating a moderate access to public transport.



Figure 1: Aerial street view highlighting the proposed site within the surrounding streetscene

Planning History

- 3.5 08/00928/P - Formation of vehicular access (permission granted but not implemented).
- 3.6 11/02497/P - Formation of vehicular access (renewal of planning permission 08/00928/P) (permission granted but not implemented).
- 3.7 Application at 6A The Drive, ref. 18/05858/FUL - 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. (permission granted by planning committee on 28th February 2020)

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The proposal creates three family sized units of varying sizes
- Amended plans have been received to ensure that the buildings respect the character of the surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.
- Sustainability aspects can be controlled by conditions.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 23 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

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

6.2 The neighbours were notified again with regard to the amended plans and 1 objection (included in the total above) was received.

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

Objection	Officer comment
<i>Design and appearance</i>	
Loss of a family home.	<p>Whilst the existing dwelling would be demolished, the proposal would provide three family units line with Policy SP2.7 and is therefore acceptable.</p> <p>This is addressed further in Section 8.5 – 8.6 of this report.</p>
Overdevelopment of the site/high density	Addressed in Section 8.13 of this report.
Out of keeping with existing development in the area in terms of height and bulk. Being five storeys it is out of keeping.	This point is addressed in sections 8.7 – 8.13 of this report.
Cannot argue that the site can accommodate nine units but the design is out of keeping.	<p>It is noted that a number of these comments, including this one, relating to the proposed development design were received prior to the alterations to the scheme which altered the proposal from an ‘innovative flatted roof development’ to more of a contemporary reinterpretation with pitched roof.</p> <p>This points is also further addressed in sections 8.7 – 8.13 of this report.</p>

Blocks of flats are out of keeping in the area.	Planning policies and the Suburban Design Guide advocate windfill developments, such as this one, for new residential units in the suburbs. There is no objection to the principle of flatted development in this area.
<i>Impact on amenities of neighbouring properties</i>	
Overbearing impact on and loss of light and privacy to neighbouring properties	Addressed in Sections 8.21 – 8.30 of this report.
Extra pollution and noise disturbance	This is a residential development and there is no evidence or reason to suggest that the proposal would result in extra pollution or noise that is not associated with a residential area.
<i>Trees/Ecology/Environment</i>	
The proposed development is in the green belt.	The site is not designated as Green Belt.
<i>Transport and parking</i>	
Inadequate parking provision will exacerbate parking problems.	Addressed in sections 8.31 – 8.40 of this report.
Commuters using local bus stops and Reedham Station park opposite the site making it difficult going in and out of the driveway.	As stated, parking is noted to be unrestricted in Smitham Downs Road and this proposed development would not alter this. Whilst an additional vehicular access is proposed from the development site, there are acceptable sightlines/visibility splays which are considered acceptable. This is further addressed in sections 8.31 – 8.40 of this report.
Increased traffic around over congested and dangerous junctions.	Addressed in sections 8.31 – 8.40 of this report.
<i>Amenities of future occupiers</i>	
No affordable housing provision	This is a minor development and there is no policy requirement for affordable housing.

Other matters	
Increased floor risk including basement accommodation in heavy rainfall area.	Addressed in section 8.42 of this report
The existing street trees would need to be removed for the development.	Addressed in section 8.43 of this report
Impact upon local services including GP's, schools etc.	The proposed development would be Community Infrastructure Levy (CIL) liable. Providing funding for borough wide improvements in relation to local services.
Loss of flora and fauna which further contribute to pollution.	Addressed in section 8.44 of this report
The council need to consider that many residents have been refused house alterations for much less.	Every planning application is considered on its own merits, based upon the relevant planning policies and guidance at the time. This proposal as addressed throughout the report is considered to be in accordance with the relevant planning considerations for the site.
Impact upon the right to light.	Whilst the potential impact upon the loss of daylight/sunlight is a material planning consideration, and addressed in sections 8.21 – 8.30 of this report, the right to light is not.
Devalue existing house prices	This is not a material planning consideration.

6.4 The Purley and Woodcote Resident's Association have objected to the proposal on the following grounds:

- Overdevelopment of the site in terms of size and scale.
- The overdevelopment of the site also results in the proposed building being completely out of keeping with the locality and surrounding townscape, as a result of its massing, form, and overall appearance.
- Insufficient amenity space for a development of the size proposed due to the intensive / over development of the site.
- The intensity of development results in minimal and insufficient amenity space available for the likely number of occupiers of the development
- Detrimental to the amenity of occupiers of adjoining properties. Given the size and scale of the proposed development the occupiers of neighbouring properties will suffer visual intrusion, increased noise and, for those adjacent to the proposed development, loss of privacy.

- Inadequate car parking for a development of the size and scale proposed, resulting in additional on street parking, putting parking pressure on the surrounding area, and increasing traffic movements, so endangering road safety at this very busy junction.
- Loss of a family home, whilst the proposed development would not contribute to providing family accommodation across the Borough.

6.5 Amended plans were received for the proposal, responding to planning officer and objectors concerns in regards to the proposed design of the development, as well as some minor alterations to the scheme which were consulted upon accordingly. Subsequently, final amended plans were submitted clarifying site levels around the proposed refuse store and defensible space around lower ground/ground floor spaces which were not consulted upon, considering their non-material nature to the proposal.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

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

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

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

7.4 Consolidated London Plan 2015

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking

- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraph 7.7 below.

7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

7.6 There is relevant Supplementary Planning Guidance as follows:

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

7.7 Emerging New London Plan

Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption and therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the

“small sites” reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

It is important to note, that whilst the Secretary of State has not supported the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.

For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability and environment
7. Other matters

Principle of Development

8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon’s actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, which is moving towards adoption (although in the process of being amended) proposes significantly increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

8.3 The Croydon Suburban Design Guide (2019) sets out how suburban intensification can be achieved to high quality outcomes and thinking creatively about how housing

can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.

- 8.4 The application is for a flatted development providing additional homes within the borough, which the Council is seeking to promote. The site is located within an existing residential area and as such providing that the proposal respects existing residential character and local distinctiveness, and accords with all other relevant material planning considerations, the principle of development is supported.
- 8.5 CLP Policy DM1.2 seeks to prevent the net loss of 3-bedroom homes (as originally built) and homes less than 130m². The existing building on site is a 5 bedroom house with a floor area of approximately 220sqm. Whilst the development would not result in the loss of a home smaller than 130 sq m nor 3 bedrooms when originally built there would be no net loss of family units.
- 8.6 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. CLP policy goes on to say that within three years of the adoption of the plan, an element may be substituted by two-bedroom (four person) homes. The application proposes 1 x 3 bedroom units and 2 x 2 bedroom 4 person unit. Overall, the proposal provides 30% family homes on site and contributes towards the Council's strategic target.

Townscape and Visual Impact

- 8.7 The existing building does not hold any special significant architectural merit and is neither locally nor statutorily listed. Therefore there is no objection to its demolition.
- 8.8 The proposed development would sit within a prominent location on the corner of The Drive and Smitham Downs Road, as well as being in close proximity to the road junction with Brighton Road. In line with the principles set out by the Suburban Design Guide (SDG) the location provides the opportunity to create a marker point within the townscape by accommodating additional height and depth within the development. The proposal aims to respond accordingly by proposing additional height (being five storeys), with a basement and accommodation located within the roof space. Owing to the land levels on site, the proposed development would read as a three storey building with roof accommodation from Smitham Downs Road and as a two/three storey building with accommodation in the roof space as seen from different views within The Drive. Whilst being taller and utilising the corner plot the development has focussed the mass away from the existing properties (both within Smitham Downs Road and The Drive) by setting the building within the altering land levels to provide additional storeys without detrimentally impacting upon the character of the area and creating a positive marker building as seen from a variety of views in much the same way as the existing building (and as shown in figures 3).



Figure 3: Existing Site Photo (left) and Proposed (right) building CGI

- 8.9 The building sits approximately 1.8 metres further forwards than the existing building on-site. However, owing to the plots shape and its location as Smitham Downs Road Curves, as seen from both Brighton Road and Smitham Downs Road itself, overall the proposal is considered to be acceptable as it responds to the individual nature of the site.
- 8.10 The proposed area is varied in character with a number of in-fill developments (as highlighted within the planning history) and building type which varies between one and two storey dwelling with accommodation in the roof, such as the existing house on-site. The buildings themselves, both within The Drive and Smitham Downs Road, are made up of brick, render, mock-tudor and hung tiles red/brown tiled roofs. The proposed building would respect the mixed palette materials seen throughout with the primary material being brick. Whilst the proposed development would include increased levels of glazing and terraces/balconies these are considered to add further interest within the built form whilst positively addressing the prominent corner location that it is based within.
- 8.11 The proposed roof form includes both hipped and gable elements, within a location which varies in style between the two and is therefore considered to respond appropriately to the existing character of the area. Overall it is considered that the proposed development mass, height and scale responds to the evolving context of the area, whilst making the most efficient use of the land and in line with guidance set out by the CLP 2018 and the SDG.
- 8.12 The proposal includes the introduction of a new vehicular access from Smitham Downs Road to a forecourt parking area for four cars. Forecourt parking is prominent within the surrounding sites. However, the proposed development has incorporated good opportunities for soft landscaping to be introduced to break down the proposed hard landscaped parking and pedestrian routes around the building as well as provide defensible space around all private amenity/habitable rooms at ground floor level. Overall this approach is supported in principle subject to a detailed landscaping plan which is proposed to be secured via condition.
- 8.13 The site has a urban setting with a PTAL rating of 3 and as such the London Plan indicates that the density levels ranges of 150-450 habitable rooms per hectare (hr/ha) are appropriate. The proposal would be comfortably within this range at 190 hr/ha. However, the London Plan further indicates that it is not appropriate to apply these ranges 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. In this case the proposal has considered the local context which is varied as set out, transport availability and utilising the sites location on a corner to increase the height over the building whilst respecting the amenities of the adjoining occupiers, as discussed further below.

- 8.14 Therefore, having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development that would comply with the objectives of the above policies in terms of respecting local character.

Housing Quality for Future Occupiers

- 8.15 All of the proposed new units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS).
- 8.16 All units are dual aspect in form allowing for acceptable levels of outlook from all habitable spaces. The applicant has also submitted a daylight and sunlight assessment to demonstrate that the proposed units, notably at lower ground and ground floor would be provided with acceptable daylight and sunlight in accordance with the BRE guidance. Minor amendments including the introduction of defensible space around the two high level secondary windows located within the eastern elevation facing onto the car parking area. At ground floor level the windowsill heights have been raised to remove the potential for overlooking directly into flat 4 as well as additional defensible space within flat 2. Overall, the proposed units are considered to provide acceptable living conditions for all future occupiers.
- 8.17 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. The flats all have private amenity in the form of a courtyard or balconies. All private amenity spaces meet or exceed the required standards.
- 8.18 An area of communal garden (approximately 41sqm) is provided within the site. Children's play space would be provided within this space and full details of this area will be secured by condition.
- 8.19 In terms of accessibility, the level change of over 5 metres from the front to the rear of the make it difficult to provide step free access for the majority of the development. The significant land levels changes from the front of the site to the internal accommodation and then again to the rear communal areas are a significant challenge which have been considered carefully. Overall, taking into account the specific nature of the site, the proposal is considered acceptable. Internally and externally, the details relating to the communal stairs/routes through the communal areas are designed to ensure ambulant disabled accessible stair design, including handrails, lighting and step depth are proposed to be secured via condition.
- 8.20 Overall, given the constraints of the site, the development is considered to provide an acceptable standard of accommodation for future occupiers.

Residential Amenity for Neighbours

- 8.21 The main properties that would be affected by the proposed development are 1a and 220 Smitham Downs Road, 1a and 2a The Drive and 2 Brighton Road.

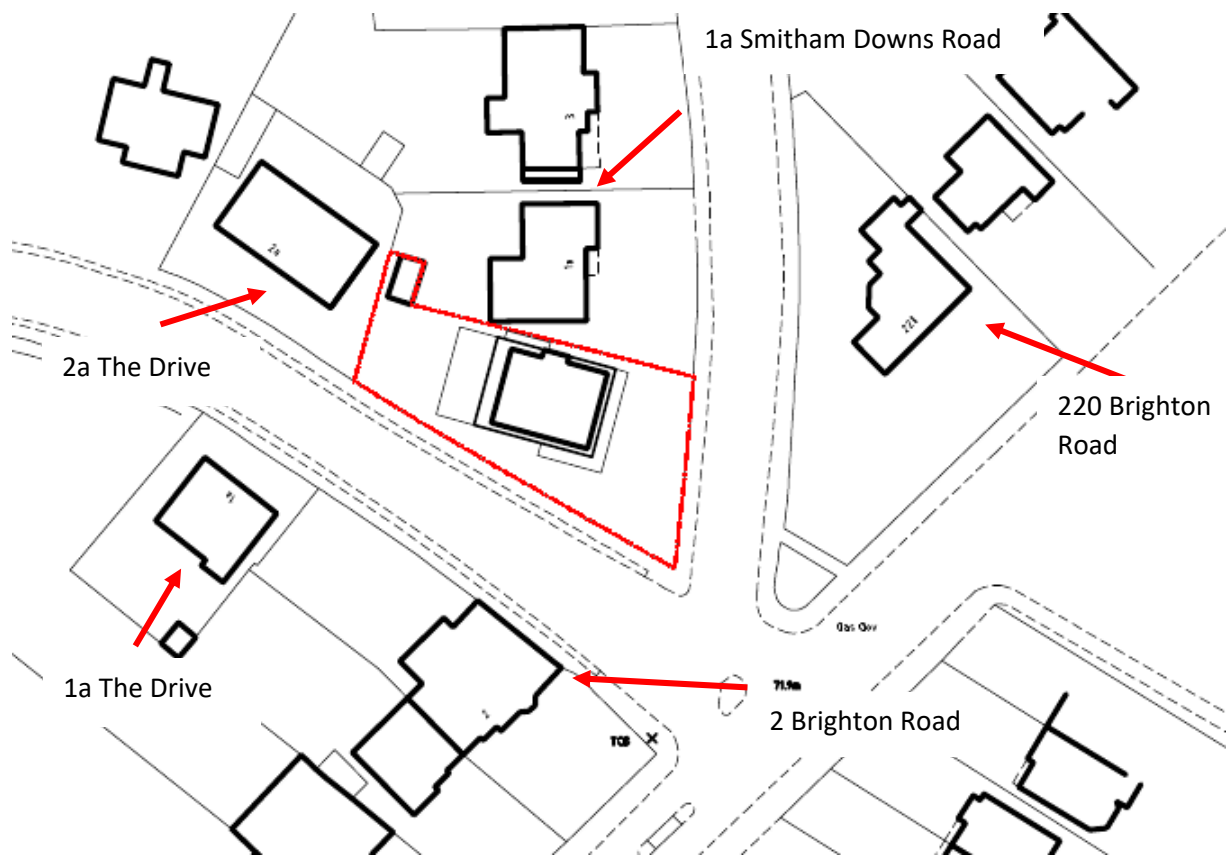


Figure 4: Proposed Block Plan highlighting the relationship with the adjoining occupiers.

2a The Drive

8.22 The proposed rear elevation of the development would be separated from the flank facing elevation of 2a The Drive (and the windows located within this elevation) at its closest point by 13.8 metres. However, this is the separation between the flank elevation and the ground floor which would be set at a lower level than this adjoining occupier. The building would then step to 18 metres separation from first floor level and above. The proposed development would also be at an angle to this adjoining occupier with the retention of the proposed existing boundary hedging further restricting overlooking and ensure that the proposal would not have an overbearing impact upon this adjoining occupier.

8.23 There are two windows/glazed doors located within the eastern elevation of this neighbour facing towards the development site. These windows are located within dual aspect rooms (a bedroom and living space) and whilst there is noted to be some of this properties amenity space located between their flank elevation and 1 Smitham Downs Road, the majority of private amenity is located to the rear of the site with the area to the east being highly visible from the roadside anyway. Considering the stepped rear elevation, the separation distances, the secondary nature of the windows located within the adjoining occupiers flank elevation and their amenity spaces as well as the retention of the existing boundary hedging within the site, then overall the proposal is considered to protect the amenities of these adjoining occupiers to an acceptable degree.



Figure 5: Streetscene elevation showing the proposed dwelling with 2a The Drive

1a Smitham Downs Road

- 8.24 This detached two-storey dwelling is situated to the north of the application site. As with the relationship with 1a The Drive, the proposed ground floor extension of the proposed development would encroach within the 45 degree angle (at ground floor level). However, this encroachment is approximately 0.90 metre and would be partially screened by the boundary fencing between the sites, as this rises up from the east to west. Overall this is not considered to be unacceptable. All other balconies/terraces are set away from the boundary facing towards the roadside with a condition proposed to detail privacy screening on the side facing towards this adjoining occupier. Overall there is not considered to be an overbearing/loss of privacy caused by the development on 1a Smitham Downs Road.
- 8.25 Whilst the proposed development would be higher than the existing, the development as shown in figure 6 details that the proposal does not encroach over a 45 degree angle from the rear facing first floor windows in either elevation or floorplan. There are noted to be three side facing windows located within this adjoining occupiers flank elevation facing towards the site, however it is noted that these are secondary windows located within a triple aspect room. It is also important to note point 2.9 of the SDG which states that where “*un-neighbourly windows place undue restraints on the development, and as such the light and outlook they receive will not receive significant protection*”. Therefore, considering the proposed buildings massing and footprint as well as the secondary nature of any side facing windows and the relevant guidance, overall the proposed impact upon 1a Smitham Downs Road is considered acceptable.

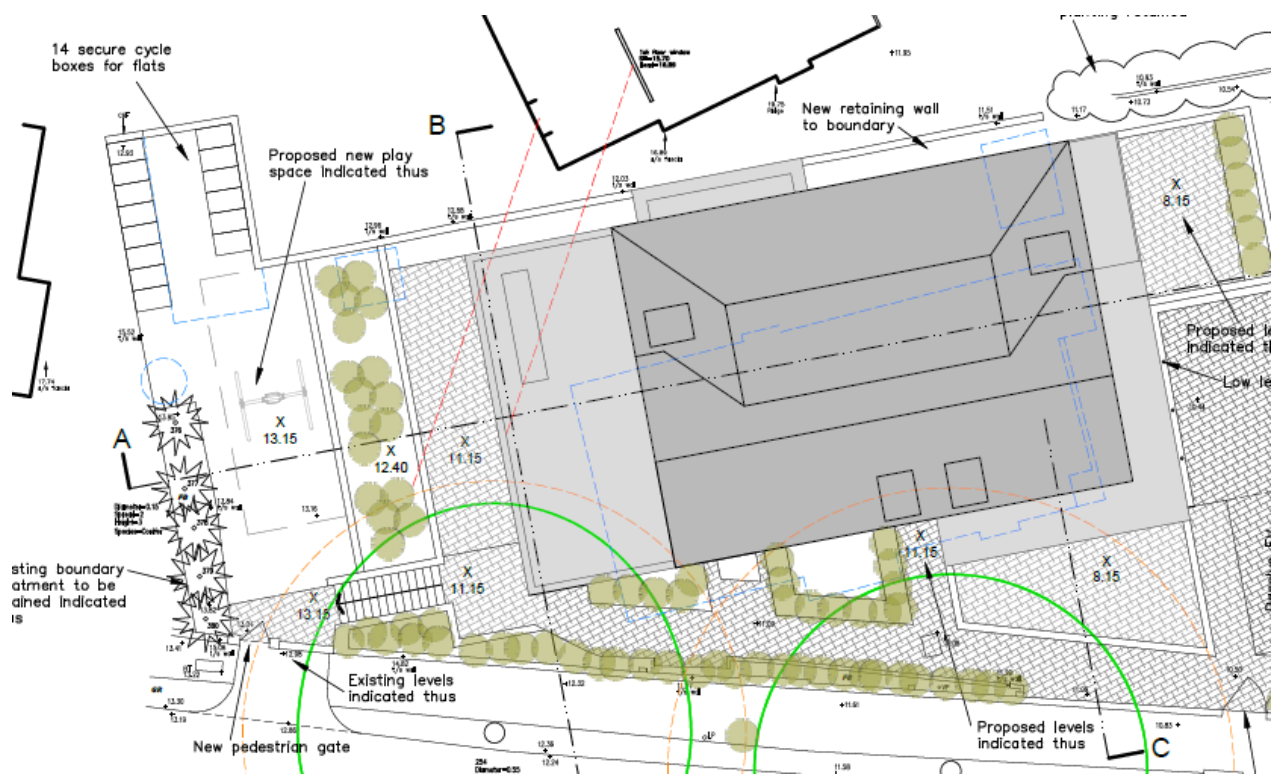


Figure 6: Block Plan with adjoining occupiers at 1a Smitham Downs Raod

8.26 All side facing windows located within the northern elevation are either located within the communal stairwell or are secondary windows located within the flats. These are all proposed to be obscured glazed and non-opening up to 1.7 metres from the internal floor height to restrict overlooking.

1A The Drive

8.27 South-west of the site, on the opposite side of The Drive is no.1a, a two storey detached house. Taking into account the proposed 25 metre separation across a road overall there is considered not to be a detrimental impact on this adjoining occupier.

2 Brighton Road

8.28 South of the site is 2 Brighton Road which is approximately separated by 19.70 metres. Therefore, considering the separation distance alongside the existing mature street trees which are located within The Drive, there is not considered to be a detrimental impact upon the amenity of this residents.

220 Brighton Road

8.29 There is an approximate 26 metre separation across Smitham Downs Road to the stepped rear elevation of this adjoining site. Overall, taking into account this separation there is not considered to be a detrimental impact caused by the proposal.

8.30 Overall, the impact on the neighbouring residential property is not so significant that permission should be refused for this reason and conditions would be imposed to prevent the proposals from causing any loss of privacy.

Parking and Access

Parking

- 8.31 The site has a PTAL rating of 3 which means that it has moderate access to public transport links. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. 1-2 bedroom units should provide less than 1 space per unit and 3 bedroom units up to 1.5 spaces per unit. Therefore the maximum requirement for this development would be 9.5 spaces. The applicant has also reviewed 2011 Census data estimates that car parking demand from the proposed development will generate a demand of 6 spaces.
- 8.32 The proposal provides 4 vehicular parking spaces off road. Therefore, the development based upon maximum parking standards would create up to a maximum of 5.5 parking spaces onto the local road network. The applicant has argued that based upon census data there would only be a demand of 2 spaces within the surrounding area.
- 8.33 The applicant has undertaken an on-street parking survey to recognised Lambeth methodology. This survey shows that roads surveyed in the immediate area have a parking stress of between 23% (137 available spaces) and even if the additional 4.5 spaces were required by the development (and as set out by maximum standards) there would still be 131.5 spaces available.
- 8.34 It is noted that planning permission has recently been granted at 10 Smitham Downs Road (19/02313/FUL) and 6 The Drive which propose 10 off-street parking bays for the 18 units combined. Given the low parking stress recorded in the area, it is considered that there is ample space on street to accommodate any overspill parking demand from all three proposed developments.
- 8.35 A number of objections have raised concerns around how the development may impact upon highway safety. Whilst the building itself would be larger, this would not impact upon sightlines from the surrounding highways/junctions. The application was also submitted with an independent Road Safety Audit, due to its location in close proximity to two road junctions. The audit identified two potential concerns, which were an existing post in the middle of the proposed access as well as the new crossover itself. To mitigate for these two concerns the audit recommended that the post be moved and that the new crossover had adequate visibility splays which the applicant has proposed and is overall considered acceptable. This works will require highway consent and as such an informative is proposed on the application.
- 8.36 In order to encourage sustainable transport methods and discourage car ownership, it is recommended that the following measures are secured through the S.106 Agreement process:
- A financial contribution of £13,500 towards (1) the placement of car clubs with Electric Vehicle Charging Points within low to moderate PTAL area, and (2) contribute towards feasibility study to further develop proposals with TfL to introduce a tramlink extension along Brighton Road to Purley.
- 8.37 Local Plan Policy DM30 states that 20% of parking bays should have EVCP with future provision available for the other bays. In line with the relevant policies, 2 parking

spaces are proposed to be active with the other 2 proposed to be passive. This is overall considered to be acceptable.

- 8.38 Cycle storage areas would be provided within the site for the proposed development. The proposed flats would generate a demand for 14 cycle bays (as required by the London Plan). A storage area would be provided at the rear of the site. Full details of this storage area will be secured by condition.

Access

- 8.39 The Transport Statement provides manoeuvring plans that demonstrate that vehicles can manoeuvre into the proposed parking spaces. Whilst this would create an additional vehicular access to and from Smitham Downs Road, overall this is considered acceptable considering the small number of vehicles trips that would be created by four parking spaces on-site. Adequate sightlines have been provided alongside pedestrian visibility splays which are proposed to be conditioned.

Refuse storage/collection

- 8.40 A refuse storage area is shown to the front of the flats which is overall considered to be an appropriate location for waste personnel, following the introduction of a secondary pedestrian gate on The Drive and minor alteration to raise the land level around it. Details relating to this are proposed to be secured via condition and ensured it is appropriately screened from detrimentally impacting the character of the area through the detailed landscaping condition.

Environment and sustainability

- 8.41 Conditions will be attached to ensure that a 19% reduction in CO₂ emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.42 The site is located within an area low risk of surface water and groundwater flooding. A Flood Risk Assessment (FRA) has been submitted as part of the application which outlines the risks of flooding at the site. As the site also includes a basement the FRA documents that *“the maximum recorded groundwater is at 68mAOD, 5m below the lowest ground level of the site. The proposed basement accommodation has a floor level of 71.15mAOD, over 3m above the maximum recorded groundwater level”*. Overall the assessment has considered the potential flood risk on-site, however as no on-site investigations have taken place or SuDS measures outlined, a condition requiring site specific SuDS measures is recommended.

Other matters

- 8.43 Trees and landscape - There are no significant or protected trees in the garden of the dwelling and whilst the site is in close proximity to the two existing street yew trees, overall there is considered to be appropriate tree protection measures to protect these trees during construction which are proposed to be secured via condition.
- 8.44 Ecology – Objectors have commented that the proposal would lead to a loss of wildlife habitat. The application site is not near an area of special scientific interest or a site of nature conservation value. The site is a residential property in an adequate state of repair. As such, it is not considered likely to support protected species’ habitats. Whilst

there would be an overall loss of landscaped space, it is not considered to be high in biodiversity value. An informative would be included on any decision making the applicant aware that it is an offence to harm protected species or their habitat and in the event that protected species are found on site the applicant should refer to Natural England standing advice.

8.45 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the borough.

Conclusion and planning balance

8.46 The principle of residential development is considered acceptable in this area. The development accords with policy requirements and the Suburban Design Guide in terms of its massing and overall impact on the visual amenities of the area. The proposal has been designed to ensure there would be no unacceptably harmful impact on the amenities of the adjacent properties and provides adequate amenity for future residents. The impact on the highway network is acceptable. The proposal's design and appearance is satisfactory and does not weigh against it in the balance. The proposal would provide acceptable quality of accommodation and a good number and mix of units. Therefore, with the conditions recommended the proposal is considered to be accordance with the relevant policies.

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

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1.0 APPLICATION DETAILS

Ref: 18/04811/FUL
 Location: 216-220 Brigstock Road, Thornton Heath, CR7 7JD
 Ward: Bensham Manor
 Description: Removal of existing structures, demolition of existing building, alterations erection of part three storey / part four storey building, provision of retail use (A1 Use Class) at lower ground floor and ground floor, provision of 8 flats comprising 1 x 1 bedroom flat at rear lower ground floor, 2 x 1 bedroom flats at rear ground floor, 2 x 1 bedroom flats, 1 studio flat, and 1 x 3 bedroom flat at first floor, and 1 x 3 bedroom flat at second floor (in roofspace), provision of associated refuse storage and cycle storage, provision of one off-street parking space at rear.
 Drawing Nos: P-216BR-01 ; 216BR-02 Rev D ; 216BR-03 Rev D ; 216BR-04 Rev C ; 216BR-05 Rev F ; 216BR-06 Rev E ; 216BR-07 Rev E ; 216BR-08 Rev E ; 216BR-09 Rev F.
 Applicant: Mr Singh
 Agent: MAK and Partners Ltd
 Case Officer: Dean Gibson

	studio	1 bed	2 bed	3 bed
Existing	0	0	1	0
Proposed flats	1	5	0	2

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
1	18 (Residential) 6 (Shop)

1.1 This application is being reported to Planning Committee because residential objections in form of a petition with the number of signatures above the threshold in the Committee Consideration Criteria has been received.

2.0 RECOMMENDATION

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

Conditions

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings except where specified by conditions.
3. Details of materials to be submitted for approval.
4. Details of landscaping including boundary treatment to be submitted for approval.
5. Following details to be submitted for approval : - a) appearance of angled-fin privacy screens to rear elevation upper ground and first floor balconies ; b) visibility splays to parking space ; c) security lighting ; d) appearance of rear external bin storage enclosure; e) bin storage capacity for both residential and retail uses ; f) finished floor levels.
6. No additional windows in the flank elevations.
7. Three upper ground floor rear facing windows to be implemented as obscure-glazed as specified in approved upper-ground floor plan.
8. Car parking space to be clearly defined and provided as approved.
9. Details of electric vehicle charging point for car parking space to be submitted.
10. Following details to be implemented as specified in approved plans : a) car parking space ; b) cycle storage ; c) internal refuse storage.
11. Construction Logistics Plan to be submitted for approval.
12. 19% carbon reduction to be achieved for residential use.
13. 110 litre water usage to be achieved for residential use.
14. Details of site specific SUDs to be submitted for approval.
15. Hours of opening of retail unit to be restricted to : 0700 hours to 2300 hours Monday to Saturday, and 0800 hours to 1700 hours on Sundays.
16. Section drawings at 1:10 scale of proposed windows and doors to be submitted for approval.
17. Details of security shutters to shop to be submitted for approval.
18. Contaminated land assessment to be submitted for approval and remediation carried out as necessary.
19. Details of any security shutters to be submitted for approval
20. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
 - 2) Code of practice for Construction Sites
 - 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport
- 2.3 That the Planning Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal seeks full planning permission for the following:
- Demolition of existing two storey building.
 - Removal of steels.
 - The erection of a three storey building with accommodation within the lower level and roof level to provide 8 flats.
 - Provision of communal external amenity space and children's play space.
 - Provision of 1 off-street parking spaces.
 - Provision of associated refuse and cycle stores.

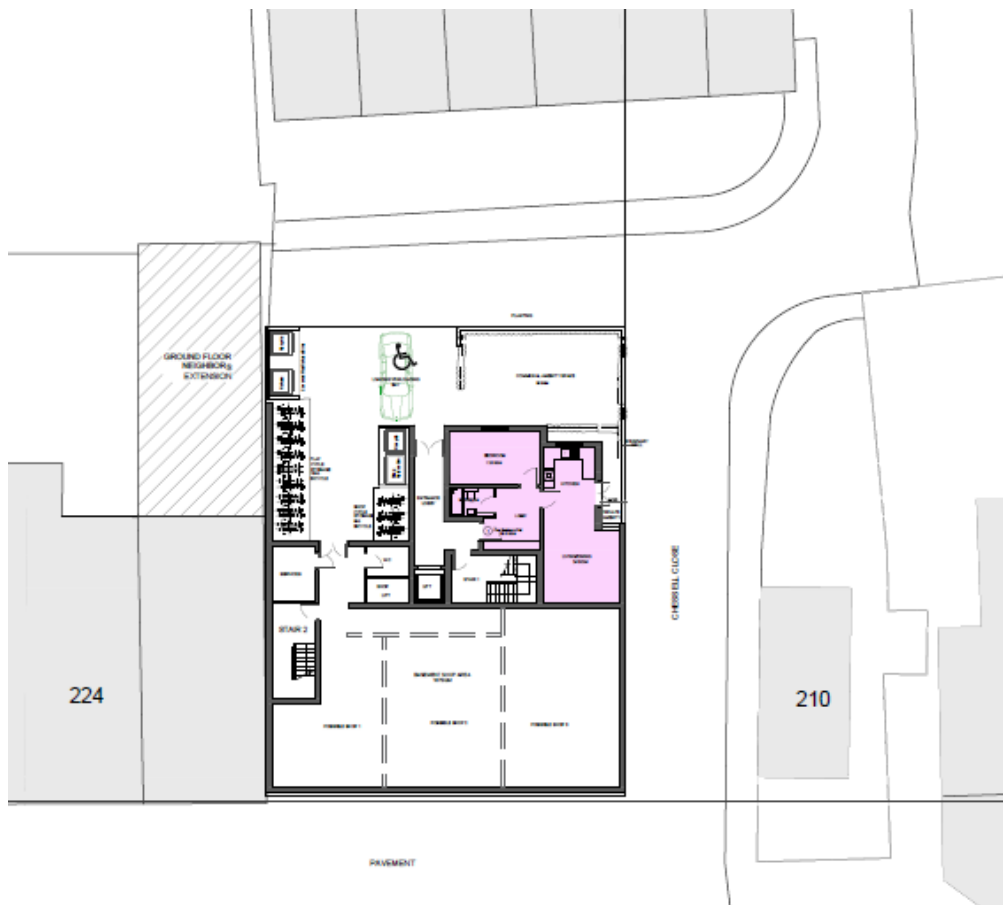


Figure 1 Proposed Site Plan

- 3.2 The scheme was amended during the course of the application. The overall number of proposed dwellings was reduced from 9 dwellings to 8 dwellings, this was on officer advice to increase the overall number of three bedroom dwellings in the scheme. Initially only 1 three flat was proposed, the scheme was amended to provide 2 three bedroom flats.
- 3.3 Other changes were made to the rear elevation. Some of the living room windows to Flats 2 and 3 on the upper ground floor were made obscure-glazed, while angled privacy screens were added to some of the living room windows to the Flat 5 on the first floor.

Site and Surroundings

- 3.4 The site was once formed by a two storey terrace of three buildings, but it is understood that two of the buildings (No 218 and 220) within the terrace were part demolished due to fire damage, although some of the steel rigid steel joints are still evident. No 216, is a two storey building at the end of the terrace, that fronts Brigstock Road, abuts Chessell Close, has a vacant ground floor shop unit (accountants) and two bedroom flat at first floor. The site/terrace has been part derelict for over 10 years. The building has a rear dormer extension and single storey rear projection. It also has a rear hardstanding which provides 2 informal off-street parking spaces accessed from Chessell Close. The land level of the site falls noticeably from south to north (front to rear of site). The site is bounded to the west by a small two storey terraced shopping parade at No.s 222 to 230 Brigstock Road. It is bounded by the east, north-east, north, by Chessell Close, a cul-de-sac comprising ten two storey terraced houses. A pair of semi-detached houses at 7 and 9 Nutfield Road back onto Chessell Close. There is also a two storey detached house at 210 Brigstock Road. Due to the derelict nature of the site for many years the site has become overgrown with self-seeded trees and has been subject to fly-tipping.
- 3.5 The site (Fig. 2 and 3 below) is part of a designated Shopping Parade and within a designated Neighbourhood Centre. It has a low risk of surface water flooding and a Public Transport Accessibility Level (PTAL) of 4. The site is a 10 minute walk from Thornton Heath Railway Station and Thornton Heath District Centre (Tesco and other District Centre amenities). Brigstock Road is a classified road



Figure 2 Front of Site

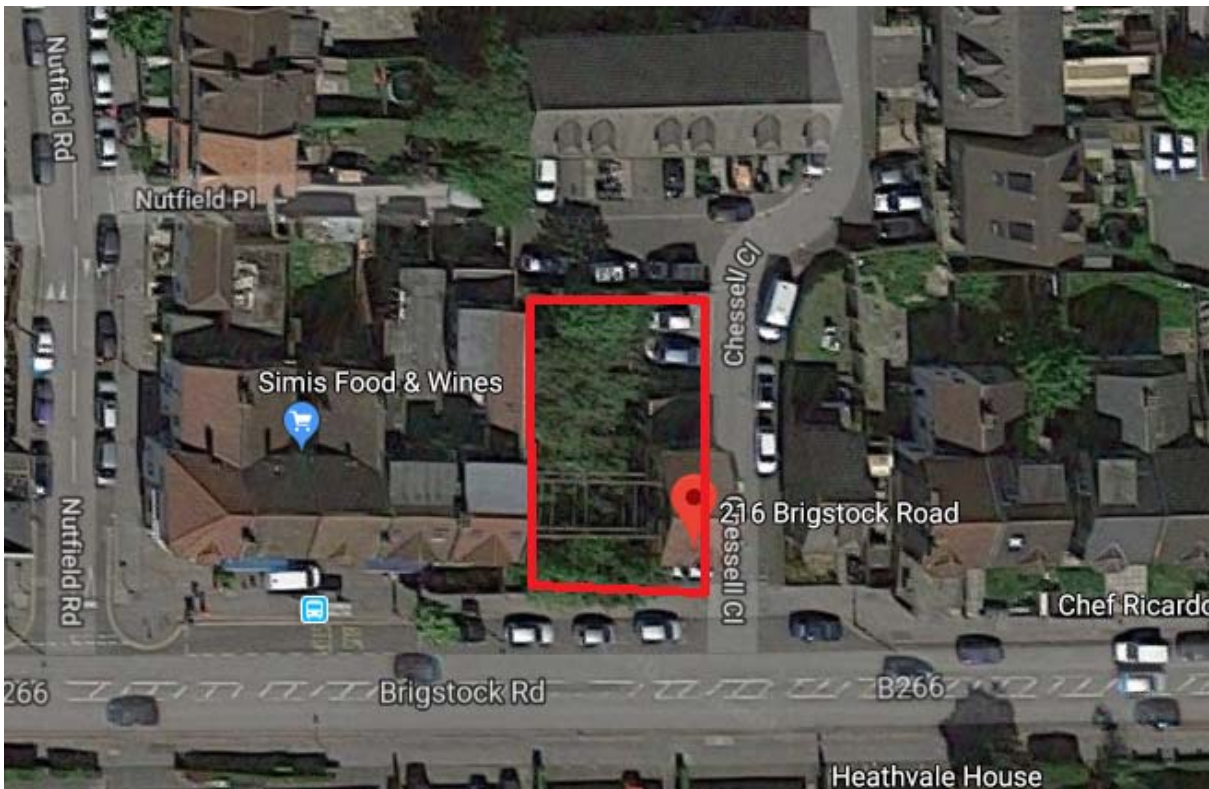


Figure 3 Aerial street view Proposed site highlighted within the surrounding street scene

Planning History

- 3.6 17/02590/PRE and 17/05563/PRE – Pre-application for a mixed use retail and residential use.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the retail and residential character of the surrounding area.
- The design and appearance of the development is appropriate, respecting the character of the surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and comply with Nationally Described Space Standard (NDSS).
- The level of parking and impact upon highway safety and efficiency is considered acceptable, given the high Ptal rating and close proximity to Thornton Heath District Centre.
- Sustainability aspects can be controlled by conditions.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

- 6.1 The application has been publicised by 20 letters of notification to neighbouring properties in the vicinity of the application site. Site notices were also erected in two locations (Brigstock Road and Chessell Close). Re-notification letters were also sent out on receipt of amended plans.

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

No of individual responses: Objecting: 2 Supporting: 0 Comment: 0
No of petitions: 1 (objecting) with 21 signatures.

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

Objection	Officer comment
<i>Impact on amenities of neighbouring properties</i>	

Loss of privacy light	Addressed in paragraph 8.21 of this report.
Transport and Parking	
<p>How will development prevent parking in Chessell Close?</p> <p>Where will the disabled parking bay be located?</p> <p>Will there be pedestrian access to any of these flats via Chessell Close?</p> <p>How will you manage the noise and disruption for the residents of Chessell Close whilst the flats are being built?</p>	Addressed in paragraphs 8.23 to 8.32 of this report.
Other	
Timescale for the works from demolition to completion of flats	It is not possible to control the time it takes for a development to be constructed, but there is a time limit of 3 years for the development to commence without a permission lapsing.
What will the commercial properties be used	The proposed units would be used as shops under an A1 Use Class. Typical uses include small grocers, hairdressers, newsagents, etc.
The pre application suggests reducing the number of dwellings. Will the number of dwellings be adjusted?	The number of dwellings has been reduced during the course of the planning application from 9 dwellings to 8 dwellings.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

- 7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2016, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

Emerging New London Plan

- 7.2 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan has been responded to by the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.
- 7.3 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.
- 7.4 It is important to note that in the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.
- 7.5 For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.
- 7.6 Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraph 7.2 to 7.5 above.
- 7.7 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:
- Achieving sustainable development;

- Making effective use of land;
- Ensuring the vitality of town centres;
- Delivering a sufficient supply of homes;
- Promoting healthy and safe communities;
- Promoting sustainable transport.

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

Consolidated London Plan 2016

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 4.7 Retail and town centre development
- 4.8 Supporting Diverse Retail Sectors
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

Croydon Local Plan 2018

- SP1 – Places of Croydon
- DM48 – Thornton Heath
- SP2 - Homes
- DM1 - Housing choice for sustainable communities
- SP3 – Employment
- DM5 – Development in neighbourhood centres
- DM6 – Development in shopping parades
- SP4 – Urban Design and local character
- DM10 - Design and character
- DM13 - Refuse and recycling
- SP6 – Environment and climate change
- DM23 - Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems
- SP7 – Green grid
- DM27 – Biodiversity
- DM28 – Trees

- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

Supplementary Planning Guidance

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document April 2019
- Supplementary Planning Guidance – Shop Fronts and Shop Signs.

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of Development
2. Townscape and Visual Impact
3. Housing Quality for Future Occupiers
4. Residential Amenity for Neighbours
5. Access and Parking
6. Sustainability and Environment
7. Trees and Landscaping
8. Other Matters

Principle of Development

- 8.2 Croydon Local Plan policy promotes maintaining retail use in Shopping Parades. It also seeks to ensure that the vitality and viability of Neighbourhood Centres are maintained and enhanced and that they continue to provide a level of service of neighbourhood significance. The site is part of a designated Shopping Parade and within a Neighbourhood Centre. Therefore, the re-instatement of a ground floor retail use (A1 Use Class) would be acceptable and supported.
- 8.3 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand in London, helping to address overcrowding and affordability issues.
- 8.4 The schemes includes a flatted development providing additional homes within Croydon, which the Council is seeking to promote. The site is located within an existing residential area and as such, providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues, the principle of residential intensification is supported.
- 8.5 Policy seeks to deliver a strategic target of 30% of new homes to be 3 bedrooms (suitably sized for family occupation). The existing building on site is retail at ground floor with a self-contained 2 bedroom flat at first/second floor. Two 3

bedroom flats are proposed to be accommodated (25% of provision) and would be suitably sized for a family. The development would not meet the 30% strategic target for the provision of family accommodation, however given the minor and mixed use nature of the development such an arrangement would maximise the intensification of the site as sought by the Neighbourhood Centre policy and is acceptable.

Townscape and Visual Impact

- 8.6 The existing remaining part of the terrace building does not hold any significant architectural merit and therefore there is no objection to its demolition. Most buildings in the area have traditional brick forms, comprising two storeys with pitched roofs and the overall design has been influenced by the traditional form of building in the vicinity of the site.
- 8.7 Policy DM10.1 states that proposals should achieve a minimum height of three storeys and the proposal is for a three storey building with the second floor accommodated within the roof space (served by front gable windows, front rooflight windows, and rear dormer windows). It is considered that this scale of development is acceptable within this location.
- 8.8 The new building would have a traditional form and appearance to the frontage. It would have well-proportioned shopfront windows at ground floor and the arrangement would complement the pattern of three gables that would form the frontage of the terrace. This would also respect the general form of terraces in the locality. The rear dormer would sit within the rear roof slope of the built form and would be set in from both ends of the built form, which would make it appear subservient to the rear roof slope. The rear form at lower ground, ground and first floors would similarly be set in at both ends to make it appear subservient to the main front form of the building. There are forms of similar height and massing attached to the rear of properties at 222 and 224 Brigstock Road, directly to the west of the site.
- 8.9 The building would use a simple material palette of red bricks, red clay roof tiles, and upvc glazing with grey window frames to the ground floor and white window frames to the upper floors. The choice of materials would reflect the appearance of the existing building on site and the parade of shops to the west.



Figure 4 Elevation of proposed frontage within the street scene

- 8.10 The proposed layout, massing and appearance would be acceptable in the context of the previous terrace form of the site and in the context of the siting, height and massing of the buildings in the adjacent parade of shops to the west. The proposed shop front would provide a traditional shop appearance of stallrisers, mullions, and fascia, and would provide a level access threshold to the entrance. Details of security shutters can be secured by condition to ensure they would comply with the Council’s design guidance. Overall, the proposed design and appearance of the building would have no adverse effect on the visual amenity of the street scene and in this case would bring back into use a site that has been partly derelict for a considerable length of time.
- 8.11 The density of the development would be 275 habitable rooms per hectare, which is well within the target density range of 200 to 350 set out in the London Plan for new residential development in a suburban location. The application site is within an established shopping parade and residential area and is comparable in size to the adjacent terrace at 222 to 230 Brigstock Road. As outlined above, the proposal would result in a development that would respect the pattern and rhythm of neighbouring buildings and would not harm the appearance of the street scene.
- 8.12 Therefore, having considered all of the above, against the background of promoting retail use in this neighbourhood centre and against the background of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

Housing Quality for Future Occupiers

- 8.13 All of the proposed new units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS). The Flats 2 and 3 on the upper ground floor, and 4, and 5 on the first floor would face towards houses in Chessell Close and, to protect the privacy of those residential occupiers, some

of the habitable room windows would have obscure-glazing and/or angled fins to them. However, they would also have direct access to balconies and would be served by secondary flank windows. Therefore, it is considered the habitable rooms would have acceptable outlook and light levels.

Fig. 4 Proposed Lower Ground Floor and Upper Ground Floor Layouts



Fig. 5 Proposed First and Second Floor Layouts



FIRST FLOOR PLAN

- 8.14 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. All of the units provide sufficient amenity space which is in accordance with the London Housing SPG.
- 8.15 A communal garden would be provided at the rear of the site. While the scale of this space is relatively small, as all of the units have private amenity space, the provision of supplementary communal amenity space is considered acceptable. It is also noted that there is a recreation ground, Trumble Gardens, within a one minute walk of the site.
- 8.16 In terms of accessibility the shop entrance and communal residential entrance would have level access thresholds. The latter would be accessed at the rear of the site from Chessell Close. A lift would be provided from lower ground floor to the second floor, which is supported.
- 8.17 The Council would seek to ensure that no adverse noise results from the proposed shop use by using a condition to control the operational hours of the shop. Sound proofing to meet building control regulations would be required between the shop use and the residential dwellings.
- 8.18 The development is considered to result in a high quality development. It would make provision for nine flats, including one three bedroom family dwellings. All of the flats would have acceptable amenities and would overall provide an acceptable standard of accommodation for future occupiers.

Residential Amenity for Neighbours

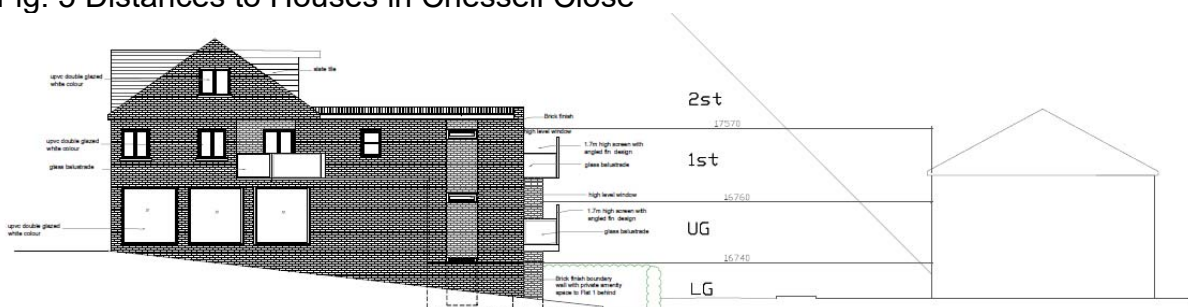
8.19 The main properties that would be affected by the proposed development are 1 to 10 Chessell Close, 7 and 9 Nutfield Close, and 210 and 222 Brigstock Road.

1 to 10 Chessell Close (consecutive house numbers) and 7 & 9 Nutfield Close

8.20 Chessell Close is formed of two rows of two storey terraced houses with consecutive house numbers. The first row, 1 to 6 Chessell Close, is sited directly to the rear (north) of the application site.

8.21 The distance of the rear windows on proposed building to the front elevation of the houses at 1 to 6 Chessell Close would be 16.74 metres and 16.76 metres at lower ground level and upper ground floor respectively. It would be 17.57 metres at first floor. The upper ground floor and first floor rear balconies would have 1.7 metre height privacy screens. These would have an angled fin design to provide some outlook and light to the balcony areas. Therefore, there would be no adverse effect on the amenities of the dwellings at 1 to 6 Chessell Close. The row of houses at 7 to 10 Chessell Close and 7 and 9 Nutfield Close run perpendicular to the houses at 1 to 6 and are set further into the Close to the north-east. The siting, layout and massing of the proposed building would therefore have no adverse effects to those houses in terms of loss of privacy, loss of light, or loss of outlook.

Fig. 5 Distances to Houses in Chessell Close



210 and 222 Brigstock Road

8.22 The house at 210 Brigstock Road has no windows on its western side elevation. The building at 222 Brigstock Road has a retail use at ground floor and flat on the upper floors. It has a rear dormer window and an elongated two storey rear extension, but neither have windows to the eastern side elevation. Therefore, no adverse effects would result to the adjacent properties at 210 and 222 Brigstock Road from the proposed development.

Access and Parking

8.23 The site has a PTAL rating of 4 which means that it has moderately good access to public transport and Thornton Heath district centre is a short walk away (approximately 500 metres).

8.24 Pedestrian access to the proposed flats on site would be from the rear of the building via Chessell Close. One-off street parking space would be provided with a dual function as a shop delivery space for a small vehicle and as a disabled

space for the new residential dwellings. It would also be accessed from the rear of the site from Chessell Close. In the event of the space being fully utilised by a disabled user, then it is noted that there are three on-street free parking bays directly in front of the site on Brigstock Road.

- 8.25 Objections have been received from residents in Chessell Close regarding increased traffic and parking. Chessell Close is not within a Controlled Parking Zone. It is further noted that seven of the houses in Chessell Close have direct off-street forecourt parking and there are also five indirect but marked out off-street parking spaces provided in the Close. Kerbside parking that occurs in the Close and its access is done on an ad-hoc basis. As a result of the proposed development, two ad-hoc kerbside parking spaces directly at the rear of the site in Chessell Close would be lost. However, these kerbside parking spaces are ad-hoc spaces and not formally marked out.
- 8.26 In this instance, the low amount of off-street parking would be acceptable. This is because of the close proximity of the site to Thornton Heath District Centre and its good access to buses and Thornton Heath railway station. The type of accommodation proposed, predominantly one bedroom and studio dwellings is also likely to appeal to non-car users.
- 8.27 The proposed rear parking bay would have an acceptable turning circle and would allow a vehicle to manoeuvre safely to and from the site. Details of visibility splays to the parking space can be secured by condition.
- 8.28 Local Plan Policy DM30 states that 20% of parking bays should have Electric Vehicle Charging Provision (EVCP). This matter can be secured by condition.
- 8.29 A Construction Logistics Plan (CLP) would be required to ensure that demolition and construction works are properly managed and undertaken in a considerate manner to minimise noise and disturbance to nearby residents and to ensure the safety and efficiency of local roads . This matter can be secured by condition.
- 8.30 A cycle storage area would be provided within the lower ground floor of the building and would be easily accessible via the communal rear residential entrance of the building. 24 cycle parking spaces would be provided (18 for the flats and 6 for the shop use) and this would accord with London Plan requirements. The provision of the cycle storage prior to the first occupation of the development can be secured by condition.
- 8.31 Refuse storage is also shown at the lower ground floor level with separate storage areas for the flats and for the shop use. It would be located in close proximity of Chessell Close which would be convenient and suitable for refuse collectors. Full details to demonstrate that the scale is adequate for the needs of the development can be secured by condition.
- 8.32 In this instance the provision of the cycle and refuse storage would be sited near to the rear communal entrance of the flats and would be overlooked by houses in Chessell Close. Therefore, natural surveillance of these areas would occur.

Environment and Sustainability

- 8.33 The residential part of the development would need to meet a 19% reduction in CO2 emissions over 2013 Building Regulations. Similarly, the mains water consumption would meet a target of 110 litres or less per head per day.
- 8.34 Policy DM25 requires all new development to incorporate sustainable urban drainage systems (SUDs). The site is located within an area at low risk of fluvial and surface water flooding and so the matter can be secured by condition.

Trees and Landscaping

- 8.35 The site is not covered by any Tree Preservation Orders. There are some self-seeded trees/shrubs on the site, but none are of any particular merit. A communal rear garden is proposed at lower ground floor and full details of its planting can be secured by condition.

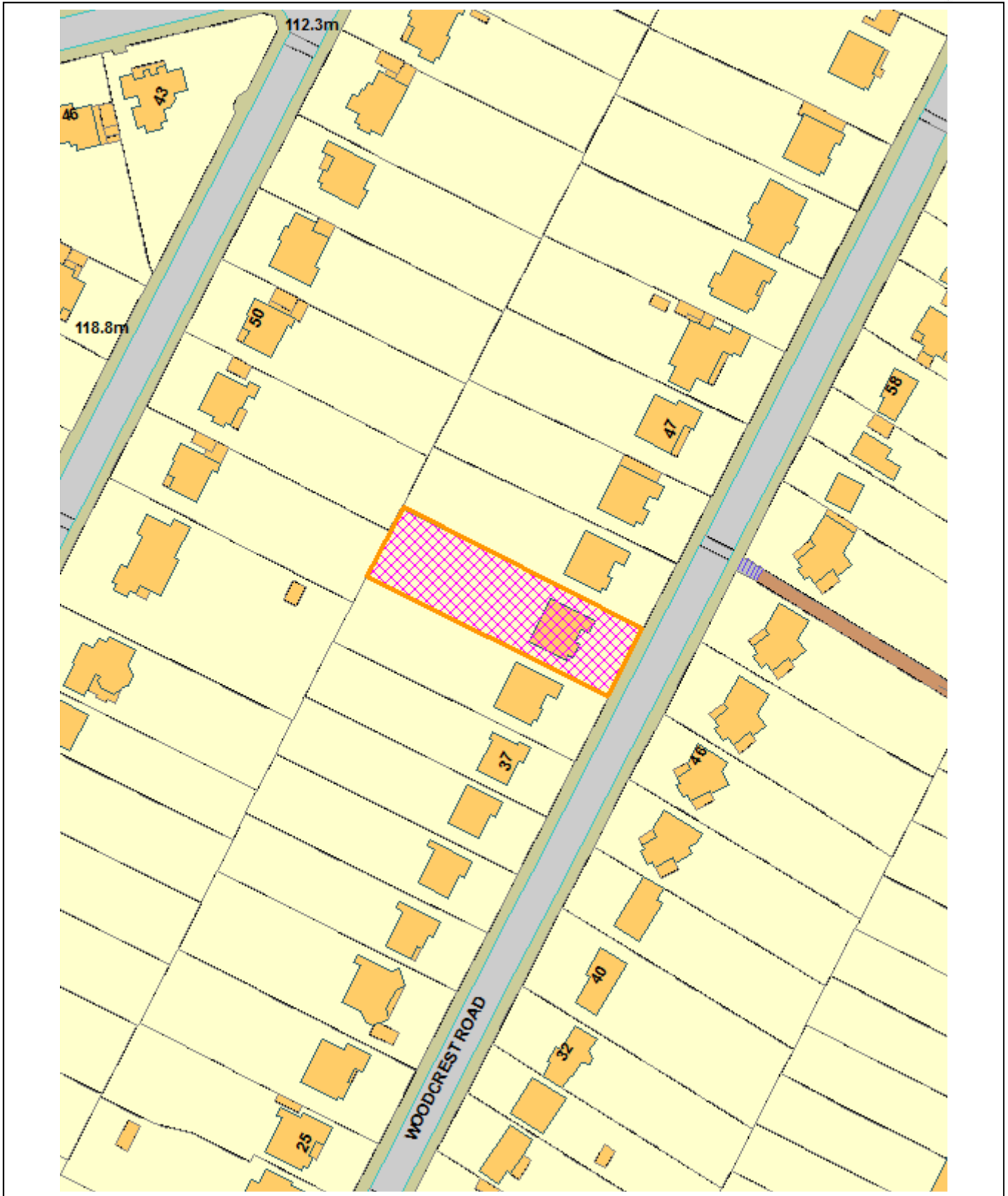
Other matters

- 8.36 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

Conclusions

- 8.37 The principle of development is considered acceptable within this area. The development has been designed to ensure its appearance respects the character of the surrounding area and that there is no significant adverse impacts on neighbouring occupiers. The impact on the highway network would be acceptable considering it is well served by public transport and it is a short walk to Thornton Heath district centre facilities and services. The development would assist in bringing forward a mixed use development on a vacant and derelict brownfield site and would contribute towards the regeneration the Neighbourhood Centre. Therefore, the proposal is considered to be in accordance with the relevant policies of the London Plan and the Croydon Local Plan.
- 8.38 All other relevant policies and considerations, including equalities, have been taken into account. As such, the development is considered acceptable and is therefore recommended for approval.

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1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/06036/FUL
 Location: 41 Woodcrest Road, Purley, CR8 4JD
 Ward: Coulsdon West
 Description: Demolition and erection of a three storey building with accommodation in the roof, comprising of 8 units, with associated car parking, removal and installation of a crossover, cycle parking, refuse storage and landscaping
 Drawing Nos: AI/1811/41WCR/A100 Rev B, AI/1811/41WCR/A101 Rev B, AI/1811/41WCR/A102 Rev B, AI/1811/41WCR/A103 Rev B, AI/1811/41WCR/A104 Rev B, AI/1811/41WCR/A107 Rev B, AI/1811/41WCR/A109 Rev B, AI/1811/41WCR/A110 Rev B, AI/1811/41WCR/A114 Rev B, AI/1811/41WCR/A201 Rev H, AI/1811/41WCR/A202 Rev I, AI/1811/41WCR/A203 Rev H, AI/1811/41WCR/A204 Rev H, AI/1811/41WCR/A205 Rev H, AI/1811/41WCR/A206 Rev F, AI/1811/41WCR/A207 Rev F, AI/1811/41WCR/A208 Rev F, AI/1811/41WCR/A209 Rev H, AI/1811/41WCR/A210 Rev H, AI/1811/41WCR/A211 Rev H, AI/1811/41WCR/A212 Rev H, AI/1811/41WCR/A213 Rev B, AI/1811/41WCR/A216 Rev H, AI/1811/41WCR/A217 Rev B, AI/1811/41WCR/A222 Rev I, AI/1811/41WCR/A223 Rev H, AI/1811/41WCR/A224 Rev H, AI/1811/41WCR/A225 Rev H
 Applicant: Infinity Homes Group
 Agent: Firstplan
 Case Officer: Victoria Bates

	1 bed	2 bed	3 bed	4 bed	5 bed
Existing				1	
Proposed flats		5	3		

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
5	16

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

2.0 RECOMMENDATION

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

Conditions

1. Time limit of 3 years

2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan to be submitted
4. Details of site specific SuDS to be submitted
5. Details of refuse storage
6. Protection measures for retained private trees and street trees to be submitted
7. Submission of Drainage Strategy as required by Thames Water
8. Details of materials to be submitted
9. Hard and soft landscaping including boundary treatment, retaining walls and maintenance to be submitted
10. Details of electric vehicle charging point to be submitted
11. Details of children's playspace to be provided
12. Accessible units to be provided
13. Accesses to be provided and existing reinstated prior to occupation
14. Car and cycle parking provided as specified
15. Obscured glazing to flank windows
16. No other openings in flank elevations
17. 19% Carbon reduction
18. 110litre Water usage
19. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Ecology consideration
- 4) Highway works
- 5) Accessible units
- 6) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

3.0 PROPOSAL AND LOCATION DETAILS

- 3.1 The proposal includes the following:

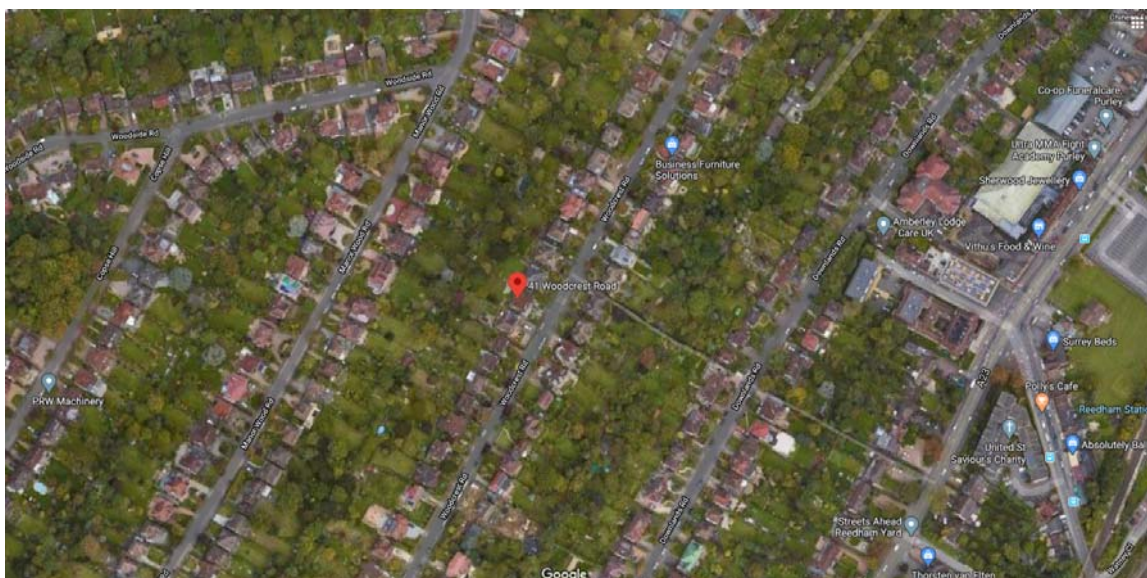
- Demolition of existing house
- Erection of a three storey building with accommodation in roof to create 6 residential units (5 x 2 bedroom and 3 x 3 bedroom units) with provision of communal external amenity space and children's play space
- Provision of 5 off-street parking spaces
- Provision of associated refuse and cycle stores

- 3.2 During the course of the application amended plans have been received to: change the materials, alter the layout at the front of the site, alter the roof design at the rear.



Site and Surroundings

- 3.3 The site comprises a two storey detached dwelling located to the north western side of Woodcrest Road. The house sits at a higher level than the highway and the levels across the site increase from east to west. The dwelling has a large rear garden of approximately 600sqm in size. There is an existing dropped kerb on Woodcrest Road.
- 3.4 This is a predominantly residential area with an array of dwelling types present. Dwellings on the north western side of Woodcrest Road are detached and vary in appearance, being mostly two storey in height- in an elevated position. On the other side of the road, the properties are generally two storeys but set down from the road as the land level drops significantly.
- 3.5 There are no specific policies relating directly to this site however it is noted that it is an area at low risk of surface water flooding close to the site. The site has a PTAL of 1a indicating poor access to public transport.



Planning History

- 3.6 19/03454/FUL - Demolition and erection of a three storey building with accommodation in the roof, comprising of 2 x 3 bedroom units, 5 x 2 bedroom units and 2 x 1 bedroom units, associated car parking, cycle parking, refuse storage and landscaping - Withdrawn

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The proposal creates three family sized units
The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.
- Sustainability aspects can be controlled by conditions.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

- 6.1 The application has been publicised by 7 letters of notification to neighbouring properties in the vicinity of the application site. An objection was received from Chris Philp MP.

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

No of individual responses: 77 Objecting: 77 Supporting: 0 Comment: 0

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

Objection	Officer comment
<i>Design and appearance</i>	
Overdevelopment of the site	Addressed in Section 8.22 of this report.

Out of keeping with existing development in the area in terms of height and bulk. Intrusive design.	Addressed in Section 8.8 – 8.23 of this report.
Blocks of flats are out of keeping in the area, contrary to Policy DM37.	Planning policies and the Suburban Design Guide advocate infill development for new residential units in the suburbs. There is no objection to the principle of flatted development in this area.
<i>Impact on amenities of neighbouring properties</i>	
Overbearing impact on and loss of light and privacy to neighbouring properties	Addressed in Sections 8.34 - 8.50 of this report.
Extra pollution and noise disturbance	This is a residential development and there is no evidence or reason to suggest that the proposal would result in extra pollution or noise that is not associated with a residential area.
<i>Trees/Ecology/Environment</i>	
Loss of wildlife habitat	Addressed in Section 8.66 of this report.
Dramatically increase the carbon footprint of the area	Conditions will be imposed to ensure carbon emissions are compliant with policy and Building Regulations. Addressed in Section 8.62 of this report.
<i>Transport and parking</i>	
Increased parking stress on Woodcrest Road	Addressed in Section 8.53 of this report.
Given the hilly topography the site will not be attractive to cyclists.	Cycle parking is shown to be provided in accordance with London Plan requirements.
<i>Amenities of future occupiers</i>	
Insufficient amenity space	Addressed in Section 8.27 of this report.
No affordable housing provision	This is a minor development and there is no policy requirement for affordable housing.

<i>Other matters</i>	
Increase flood risk. Surface water flooding is already a problem the area	Policy DM25 requires all development to incorporate sustainable drainage techniques. A condition will be imposed requiring site specific SuDS to be provided. Addressed in Section 8.63 of this report
Pressure on existing sewerage system.	Addressed in Section 8.64 of this report
Set precedence for other such developments in the area	There is no objection to the principle of infill residential development in this area. The proposal re-provides family housing in a residential area in accordance with Local Plan policy.
There is a covenant restriction on the existing house	This is a private matter for the developer and is not a material planning consideration.
Extra strain on local services e.g. GPs and schools which are already unable to cope.	The application is CIL liable. Addressed in Section 8.67 of this report.
Cumulative impact with proposal at 57 Woodcrest Road	Parking concern addressed in Section 8.55 of this report. Each development will provide suitable on-site sustainable drainage and each will provide CIL contributions.

6.3 Purley and Woodcote Resident's Association have objected to the proposal:

- Loss of a family home
- Overdevelopment
- Out of keeping
- Insufficient amenity space
- Poor quality accommodation
- Visual intrusion and loss of privacy for neighbours
- Inadequate car parking

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

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

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

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

7.4 Consolidated London Plan 2015

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraph 7.7 below.

7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change

- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

7.6 There is relevant Supplementary Planning Guidance as follows:

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

7.7 Emerging New London Plan

Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan is currently with the Secretary of State and no response had been submitted to the Mayor from the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.

For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability and environment
7. Other matters

Principle of Development

8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, which is moving towards adoption (although in the process of being amended) proposes significantly increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

8.3 The Croydon Suburban Design Guide (2019) sets out how suburban intensification can be achieved to high quality outcomes and thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.

8.4 The application is for a flatted development providing additional homes within the borough, which the Council is seeking to promote. The site is located within an existing residential area and as such providing that the proposal respects existing residential character and local distinctiveness, and accords with all other relevant material planning considerations, the principle of development is supported.

8.5 CLP Policy DM1.2 seeks to prevent the net loss of 3-bedroom homes (as originally built) and homes less than 130m². The existing building on site is a 4 bedroom house with a floor area of approximately 207sqm. Three x 3 bedroom units are being proposed, so there would be an uplift of family accommodation. There would be no net loss of homes under 130sqm or three-bedroom homes as required by Policy DM1.2.

8.6 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Overall, the proposal provides a net gain in family accommodation of 2 unit and contributes towards the Council's goal of achieving a strategic target of 30% three bedroom plus homes.

Townscape and Visual Impact

8.7 Woodcrest Road has a range of architectural style of buildings. Due to the land level change, the properties on the north western side have level access to an undercroft garage with the main dwelling set above. The buildings mostly have red/brown tiled roofs and there are an array of materials to the elevations including render, mock-tudor, brick and hanging tile. The building does not hold any special significant architectural merit or protection and therefore there is no objection to its demolition.

8.8 CLP Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) the scale, height, massing and density; and c) the appearance, existing materials and built and natural features of the surrounding area.

8.9 The Suburban Design Guide suggests appropriate ways of accommodating intensified development on sites and suggests that where surrounding buildings are predominantly detached dwellings of two (2) or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope.

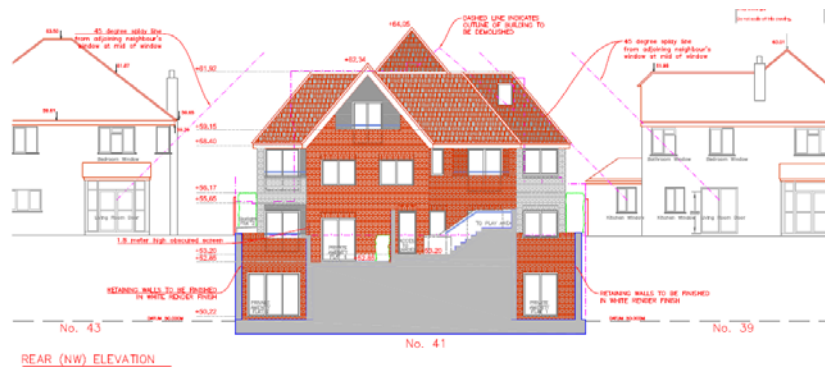
8.10 The proposed building would have three storeys with additional accommodation in the roof. The front elevation would have a central red brick façade which extends above the eaves in the form of a gable. The design approach is a "contemporary interpretation". The proposed building is a similar height at the existing dwelling and includes a front gable which is a common feature within the streetscene. Although the building would have an additional storey than the neighbouring properties, the overall height would not be higher than the existing dwelling and the set back of the white brick façade on either side of the central projection would reduce the massing so it would not appear over dominant.



8.11 The front garden would be excavated, facilitating a refuse store, car parking and level access to the main entrance. There would be an area of landscaping behind the front boundary wall, a green roof on the refuse store and a strip of landscaping in front of

the lower ground floor unit windows. The retaining walls to the side would be up to approximately the bottom of the proposed first floor windows to retain the existing ground of the neighbouring properties. The appearance of this from the street would be at odds with the prevailing character, so green walls are proposed to soften this element of the proposal. Details of proposed systems have been provided for consideration and officers are satisfied that the proposal is workable; a condition is recommended (part of the landscaping condition) to secure the full details at a later stage. This is in accordance with section 2.32 of the Suburban Design Guide (2019) which seeks to encourage the use of green roofs and section 2.35 which recommends the use of planting to reduce the impact of large blank retaining walls.

- 8.12 The material palette is appropriate in this locality, maintaining a traditional appearance. The elevations would be finished in brick and the roof finished in plain clay tiles. These materials would sit comfortably with the surrounding area. Submission of specific material details will be secured by condition.
- 8.13 The design approach to the front elevation continues to the rear. There would be a central red brick section with white bricks either side and the windows would have a good sized recesses to break up the massing. The building would project beyond the existing building line, whilst generally observing the 45 degree rule as set out in 2.11 of the Suburban Design Guide (2019). Although the built form would be greater than the existing dwelling, at the rear the development would be of a similar height to the existing house due to the significant excavation at the rear.



- 8.14 Therefore having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development that would comply with the objectives of the above policies in terms of respecting local character.

Housing Quality for Future Occupiers

- 8.15 All of the proposed new units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS).
- 8.16 The proposed units are all dual aspect which allows to a good level of cross ventilation. Due to the land level changes at the rear, the lower ground floor units would not have a fully unobstructed view, however they would pass the 25 degree test as set out in 2.20 of the Suburban Design Guide (2019) and the retaining walls would be landscaped, providing visual interest.

- 8.17 A Daylight and Sunlight assessment (in accordance with BRE guidance) has been carried out for the lower ground floor units- which would have the most reduced outlook. All rooms would receive a good level of daylight.
- 8.18 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. The flats all have private amenity in the form of a terrace or balconies. All private amenity spaces meet or exceed the required standards, apart from unit Flat 7 which is 1sqm below the standards, due to the head height under the eaves. As the difference in area is relatively minor, and the unit would have access to the very large communal garden, this is considered acceptable.
- 8.19 An area of communal garden (approximately 370sqm) is provided within the site. Children's play space would be provided within this space and full details of this area will be secured by condition.
- 8.20 In terms of accessibility, the level changes across the site make it difficult to provide step free access for all parts of the development. An internal lift and external chair lift at the rear is proposed, providing step free access to all units, a section of the communal amenity space, and their own private amenity space apart from Flat 7 (flat 7 is split level with a staircase connecting the floors). The applicant has confirmed that the ground floor units will be designed to be wheelchair accessible/adaptable dwellings (to both building regulation Part M4(2) and Part M4(3)).
- 8.21 Overall, given the constraints of the site, the development is considered to provide an acceptable standard of accommodation for future occupiers.

Residential Amenity for Neighbours

- 8.22 Policy 7.1 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy DM10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 8.23 The most affected neighbours would be numbers 39 and 43 Woodcrest Road which immediately adjoin the site to the north and south. The rear building line would project beyond either neighbour- in a staggered position so that the deepest projection is well set in from either boundary. The massing passes the 45 degree rule of thumb in plan on both sides, demonstrating that outlook would not be compromised on either side.
- 8.24 The height of the proposed building would be a similar to the existing house and the eaves would be lower than either adjoining neighbour. A vertical 45 degree test has been conducted from both neighbours' ground floor windows. Number 43 passes, however number 39's closest kitchen window does not. As the kitchen is served by another window which passes the 45 degree test, this room is unlikely to be significantly adversely affected.
- 8.25 To the south, 39 Woodcrest Road has two windows at first floor level on the side elevation. These windows serve a landing and WC which are not classed as habitable rooms.
- 8.26 To the north, 43 Woodcrest Road has two windows at first floor level on the side

elevation. These windows are secondary to the larger windows on the front and rear elevation that serve these rooms.

- 8.27 All proposed windows on the side elevations would be high level and obscurely glazed to prevent overlooking; and the three balconies above the level of the proposed fencing would be recessed.
- 8.28 Due to the gradient of the land sloping up to the rear of the site and the 30 metre garden, the proposal would be well separated from the properties on Manor Wood Road and would not cause harm to neighbour amenity.

Parking and Access

Parking

- 8.29 The site has a PTAL rating of 1a which means that it has very poor access to public transport links. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. 1-2 bedroom units should provide less than 1 space per unit and 3 bedroom units up to 1.5 spaces per unit.
- 8.30 The applicant has undertaken an on-street parking survey to recognised Lambeth methodology. This survey shows on Woodcrest Road alone, there were 107 car parking spaces available, and even in the future with the overspill from previously approved developments parking stress would be low. Given the low parking stress in the area and the provision of 5 off street parking spaces, it is not considered that the additional vehicles parking on street would have a significantly harmful impact on highway safety in this instance.
- 8.31 Local Plan Policy DM30 states that 20% of parking bays should have EVCP with future provision available for the other bays. Details and provision of the EVCP will be conditioned.
- 8.32 Cycle storage would be provided internally. The proposed flats would generate a demand for 16 cycle bays (as required by the London Plan). 17 cycle spaces are proposed in a 2 tier system, plus a sheffield stand for adapted bicycles. This is in accordance with London Plan standards.

Access

- 8.33 The existing crossover would be removed and a new crossover, centrally located would be installed.
- 8.34 The Transport Statement provides manoeuvring plans that demonstrate that vehicles can manoeuvre into the proposed parking spaces. The submitted plans show that the required pedestrian and vehicle sightlines can be achieved from both vehicular accesses to the site.

Refuse storage/collection

- 8.35 A refuse storage area is shown to the front of the site fronting Woodcrest Road. The refuse store would be located in a brick store behind the front boundary hedge and wall. The front boundary wall increases to 1.4 metres close to the boundary in order to screen the appearance of the store from the streetscene. 10m² of space for bulky

waste would be located internally in a designated area. In this instance, the refuse facilities would be integrated into the landscaping and as a result, would not be visible from the streetscene in accordance with DM13 of the Croydon Local Plan.

Environment and sustainability

- 8.36 Conditions will be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.37 The site is located within an area at low risk of surface water and groundwater flooding. A Flood Risk Assessment (FRA) has been submitted as part of the application which outlines the risks of flooding at the site. Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). The report outlines SuDS measures that could be feasible at the site including rainwater harvesting, green roofs, permeable paving, swales and soakaways. Onsite investigation is required and therefore a condition requiring site specific SuDS measures would be imposed on any planning permission.

Other matters

- 8.38 Trees and landscape - There are no Tree Protection Orders on the site. Five trees would be removed as part of the proposal and replaced. Tree protection measure would be put in place for the other trees to be retained. This has been reviewed by the Council's Tree team and is considered acceptable.
- 8.39 Ecology – Respondents have commented that the proposal would lead to a loss of wildlife habitat. The application site is not near an area of special scientific interest or a site of nature conservation value. The site is a residential property in an adequate state of repair. As such, it is not considered likely to support protected species' habitats. Whilst there would be an overall loss of landscaped space, it is not considered to be high in biodiversity value. An informative would be included on any decision making the applicant aware that it is an offence to harm protected species or their habitat and in the event that protected species are found on site the applicant should refer to Natural England standing advice.
- 8.40 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the borough.

Conclusion and planning balance

- 8.41 The principle of residential development is considered acceptable in this area. The development accords with policy requirements and the Suburban Design Guide in terms of its massing and overall impact on the visual amenities of the area. The proposal has been designed to ensure there would be no unacceptably harmful impact on the amenities of the adjacent properties and provides adequate amenity for future residents. The impact on the highway network is acceptable. The proposal's design and appearance is satisfactory and does not weigh against it in the balance. The proposal would provide acceptable quality of accommodation and mix of units. Therefore, with the conditions recommended the proposal is considered to be in accordance with the relevant policies.

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

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PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

21st May 2020

Part 8 Other Planning Matters

Item 8.1

Report of: Director of Planning and Strategic Transport	Title: Weekly Planning Decisions
Author: Pete Smith	

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 27th April and 8th May 2020.
- 1.4 During this period the service issued 194 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). 2 applications were withdrawn by applicants (which also appear on the list).
- 1.5 Out of the 140 decisions issued, 37 were refused (19.1%). Therefore the approval rate for last reporting period was 80.9%.
- 1.6 The majority of cases determined during this period were relatively limited - in terms of scale and scope. The notable decisions are listed below
- On 1st May 2020, planning permission was refused for the conversion of 9 Rosedene Avenue into a 6 person HMO LBC Ref 20/00613/FUL). Planning permission was refused on the grounds of loss of a small family house, the quality of accommodation proposed and lack of on-site cycle storage facilities.
 - On the 27th April 2020, planning permission was granted for the demolition of existing Timebridge Community Centre and erection of new two storey school, new access, car parking, play areas, landscaping and associated works (LBC Ref 20/00228/FUL). This follows on from the previous grant of planning permission for a replacement Timebridge Community Centre back in December 2018 (LBC Ref 18/05350/FUL)
 - On 1st May 2020, planning permission was refused for the

redevelopment of 30 Russell Hill involving the demolition of former drug and alcohol rehabilitation residential care home and erection of 2 apartment blocks totalling 25 flats (LBC Ref 20/00456/FUL). The reasons for refusal focussed on lack of affordable housing provision highway and transportation effects, the quality of accommodation for future residents and detrimental effects of the development on protected trees.

- On 7th May 2020, planning permission was refused for the demolition of a dwelling with garage (Red Gables) and the erection of a part 3/4 storey block of 34 flats, comprising 8x1 bedroom flats, 3x2 bedroom 3 person flats, 8x2 bedroom 4 person flats and 15x3 bedroom units with basement car parking, cycle and bin storage and associated landscaping (LBC Ref 20/00558/FUL). The reasons for refusal focussed on the lack of affordable housing, the design of the scheme failing to respect local character and appearance, impact on protected trees and the schemes failure to properly consider and mitigate ecological impacts.

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).

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

Ref. No. :	20/01078/HSE	Ward :	Addiscombe East
Location :	37 Havelock Road Croydon CR0 6QQ	Type:	Householder Application
Proposal :	Erection of a single storey outbuilding for use as a granny annexe ancillary to the main property		
Date Decision:	30.04.20		

Permission Refused

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Level: Delegated Business Meeting

Ref. No. : 20/01279/GPDO **Ward : Addiscombe East**
Location : 285 Addiscombe Road **Type: Prior Appvl - Class A Larger**
Croydon **House Extns**
CR0 7HZ

Proposal : Erection of a single storey rear extension projecting out 4.48 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 4 metres

Date Decision: 27.04.20

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/00004/DISC **Ward : Addiscombe West**
Location : Land Adjacent To East Croydon Station And **Type: Discharge of Conditions**
Land At Cherry Orchard Road, Cherry
Orchard Gardens, Billington Hill, Croydon

Proposal : Partial discharge (Cherry Orchard Garden element) of conditions 4 (Materials and illustrative drawings) and 6 (Full detailed drawings) 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: 28.04.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00011/DISC **Ward : Addiscombe West**
Location : Land Adjacent To East Croydon Station And **Type: Discharge of Conditions**
Land At Cherry Orchard Road, Cherry
Orchard Gardens, Billington Hill, Croydon

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Proposal : Partial discharge (Cherry Orchard Road element) of conditions 4 (Materials and illustrative drawings) and 6 (Full detailed drawings) 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: 28.04.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00385/LE
Location : 193 Davidson Road
Croydon
CR0 6DP
Proposal : Use as HMO - (Use Class C4)

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

Date Decision: 27.04.20

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 20/01099/CAT
Location : 9B Canning Road
Croydon
CR0 6QA
Proposal : 1x Ash sapling - fell due to blocking view from rear house window
1x Cherry plum - fell due to fungus at base (Ganoderma)
1x Oak - Deadwood

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

Date Decision: 30.04.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/01119/FUL
Location : 43 Warren Road
Croydon
CR0 6PF
Proposal : Erection of a two storey side and rear extension to facilitate the conversion of the house into two flats

Ward : Addiscombe West
Type: Full planning permission

Date Decision: 01.05.20

Permission Refused

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Level: Delegated Business Meeting

Ref. No. : 20/01206/LE
Location : 228 Davidson Road
Croydon
CR0 6DF
Proposal : Use of the property as a HMO (Use Class C4)
Date Decision: 06.05.20

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

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/01475/PA8
Location : Knollys House
17 Addiscombe Road
Croydon
CR0 6SR
Proposal : Installation of telecommunications equipment and associated infrastructure at roof top level.
Date Decision: 05.05.20

Ward : Addiscombe West
Type: Telecommunications Code System operator

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01826/PDO
Location : Tolley House
2 Addiscombe Road
Croydon
CR9 5AF
Proposal : The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf on of Spyder Facilities Ltd and Telfonica UK.
Date Decision: 07.05.20

Ward : Addiscombe West
Type: Observations on permitted development

No Objection

Level: Delegated Business Meeting

Ref. No. : 19/05615/DISC
Location : Flora Court
20 Chipstead Avenue
Thornton Heath

Ward : Bensham Manor
Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Proposal : Discharge of condition 4 (Landscaping) attached to planning permission 16/06343/FUL for the demolition of former care home. 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: 06.05.20

Approved

Level: Delegated Business Meeting

Ref. No. :	20/00229/FUL	Ward :	Bensham Manor
Location :	46 Kynaston Road Thornton Heath CR7 7AY	Type:	Full planning permission

Proposal : Change of use from 'small' HMO (no more than 6 occupants) to 'large' HMO (no more than 7 occupants).

Date Decision: 01.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/00513/LE	Ward :	Bensham Manor
Location :	46 Haslemere Road Thornton Heath CR7 7BE	Type:	LDC (Existing) Use edged

Proposal : Use as HMO (Use Class C4) for 6 occupants

Date Decision: 07.05.20

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. :	20/01117/HSE	Ward :	Bensham Manor
Location :	66 Winterbourne Road Thornton Heath CR7 7QU	Type:	Householder Application

Proposal : Extension to the width of dormer previously approved under Certificate of Lawfulness 20/00125/LP, including the raising of the existing rear parapet wall. Erection of single storey front extension/porch.

Date Decision: 05.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/01188/HSE	Ward :	Bensham Manor
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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : 20 Beverstone Road
Thornton Heath
CR7 7LT
Type: Householder Application
Proposal : Demolition and erection of single storey rear extension.

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01421/GPDO
Location : 119 Kynaston Avenue
Thornton Heath
CR7 7BZ
Ward : **Bensham Manor**
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 2.99 metres and a maximum height of 3.35 metres

Date Decision: 05.05.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/01510/GPDO
Location : 102 Kynaston Avenue
Thornton Heath
CR7 7BW
Ward : **Bensham Manor**
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 2.7 metres and a maximum height of 3.3 metres

Date Decision: 04.05.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/00613/FUL
Location : 9 Rosedene Avenue
Croydon
CR0 3DN
Ward : **Broad Green**
Type: Full planning permission

Proposal : Use of dwelling as HMO for up to 6 occupants

Date Decision: 01.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00723/GPDO
Location : Shackleton Gate
209 Purley Way
Croydon
CR0 4XE

Ward : Broad Green
Type: Prior Appvl - Class O offices to houses

Proposal : Prior approval application for change of use from office (Class B1(a)) to residential (Class C3) resulting in 131 residential units

Date Decision: 01.05.20

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/01031/FUL
Location : 8 Bute Road
Croydon
CR0 3RT

Ward : Broad Green
Type: Full planning permission

Proposal : Proposed side and rear extensions and provision of a new one bedroom dwelling with associated alterations

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01116/FUL
Location : Canterbury Road Recreation Ground
Canterbury Road
Croydon
CR0 3HH

Ward : Broad Green
Type: Full planning permission

Proposal : Erection of single storey temporary classroom buildings (retrospective). Formation of car parking area with associated 2.4m high fencing.

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03991/DISC
Ward : Crystal Palace And Upper

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Norwood
Location : Land To The West Of 83, 85 And 113 Type: Discharge of Conditions
Hermitage Road
Upper Norwood
London
SE19 3QN

Proposal : Discharge of Condition 3 (Hard and Soft Landscaping) and Condition 13 (Carbon Dioxide Reduction) pursuant to planning permission 16/05891/FUL for the Erection of a part three part four storey building comprising no. 6 two bedroom and 1 one bedroom flats and 1 two storey two bedroom and 1 three storey three bedroom house together with car parking, landscaping and associated works.

Date Decision: 07.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04747/FUL **Ward : Crystal Palace And Upper Norwood**

Location : 1 Summit Way Type: Full planning permission
Upper Norwood
London
SE19 2PU

Proposal : Partial demolition of side extension and erection of a part two storey/part three storey, two bedroom dwelling, creation of access, associated cycle and refuse storage and landscaping, erection of a single storey rear extension to existing dwelling and demolition and erection of outbuilding within host property

Date Decision: 30.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00537/DISC **Ward : Crystal Palace And Upper Norwood**

Location : 79 Beulah Hill Type: Discharge of Conditions
Upper Norwood
London
SE19 3EL

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Proposal : Details pursuant to condition 2 (Detailed design parts a-f and h) of permission ref 19/03490/HSE for Internal and external alterations and refurbishment to the main house and coach house including replacement and new windows and doors, enlargement of the existing rear terrace to the house, new boundary treatment and gates (in conjunction with Listed Building Consent Application reference 19/03491/LBC)

Date Decision: 30.04.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00538/DISC **Ward : Crystal Palace And Upper Norwood**

Location : 79 Beulah Hill
Upper Norwood
London
SE19 3EL
Type: Discharge of Conditions

Proposal : Details pursuant to condition 2 (Detailed design parts a-f and h) of permission ref 19/03491/LBC for Listed building consent application for internal and external alterations and refurbishment to the main house and coach house including replacement and new windows and doors, enlargement of the existing rear terrace to the house, new boundary treatment and gates (in conjunction with planning application reference 19/03490/HSE)

Date Decision: 30.04.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00771/FUL **Ward : Crystal Palace And Upper Norwood**

Location : The Jennings, 63 Beulah Hill
Upper Norwood
London
SE19 3EB
Type: Full planning permission

Proposal : Demolition of side extension: erection of a pair of two/three storey four bedroom semi detached houses at rear parking for 3 cars.

Date Decision: 30.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00992/HSE **Ward : Crystal Palace And Upper**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Norwood
Location : 55A Bedwardine Road Type: Householder Application
Upper Norwood
London
SE19 3AS
Proposal : Replacement of windows and doors and alterations to front boundary including provision of bin stores and erection of new front boundary wall.

Date Decision: 28.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01034/LBC Ward : **Crystal Palace And Upper Norwood**
Location : Vicarage Type: Listed Building Consent
2 Sylvan Road
Upper Norwood
London
SE19 2RX
Proposal : Part replacement of retaining brick wall.

Date Decision: 01.05.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/01162/FUL Ward : **Crystal Palace And Upper Norwood**
Location : 46 Westow Hill Type: Full planning permission
Upper Norwood
London
SE19 1RX
Proposal : Restrospective application for the retention of a shopfront

Date Decision: 05.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01220/HSE Ward : **Crystal Palace And Upper Norwood**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : 119 Queen Mary Road
Upper Norwood
London
SE19 3NL
Type: Householder Application
Proposal : Erection of single storey side/rear extension

Date Decision: 30.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01335/HSE
Ward : **Crystal Palace And Upper Norwood**
Location : 35 Eversley Road
Upper Norwood
London
SE19 3PY
Type: Householder Application
Proposal : Converting existing garage to habitable space, removing garage door, and replacing with window.

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01365/NMA
Ward : **Crystal Palace And Upper Norwood**
Location : Parcels Of Land Adjacent To Auckland Rise,
Church Road And Sylvan Hill
London
SE19 2DX
Type: Non-material amendment
Proposal : Amendments to planning permission 16/06512/FUL to retain the pram store to Block B, relocation of a car parking space from Block B forecourt to Block E and steps/ramp installed to Block E forecourt with change in bin and bike store location

Date Decision: 05.05.20

Approved

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Ref. No. : 19/02131/DISC **Ward : Coulsdon Town**
Location : 129-131 Brighton Road Type: Discharge of Conditions
Coulsdon
CR5 2NJ

Proposal : Discharge of Conditions 2 (materials) 4 (CLP/MS) and 7 (Landscaping) attached to PP 19/00140/FUL for the alterations, erection of four storey side/rear extension and construction of additional two levels to existing building to provide 2 x studio, 2 x one bedrooms and 3 x two bedrooms. Change in use of the ground floor from A2 (financial and professional services) to A1 (retail) with the erection of a ground floor side/rear extension in association to the A1 use Class. Provision of associated cycle and refuse stores.

Date Decision: 07.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05886/FUL **Ward : Coulsdon Town**
Location : 41 Chipstead Valley Road Type: Full planning permission
Coulsdon
CR5 2RB

Proposal : Erection of a roof extension including the formation of 2 x 1 bedroom units.

Date Decision: 29.04.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00123/CONR **Ward : Coulsdon Town**
Location : 34 Portnalls Road Type: Removal of Condition
Coulsdon
CR5 3DE

Proposal : Variation of Condition 1 (approved plans) attached to planning permission 19/02887/HSE for the erection of single/two storey front/side/rear extensions and enlargement of the roof to facilitate a loft conversion (partially retrospective application).

Date Decision: 01.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00326/HSE **Ward : Coulsdon Town**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : 186 St Andrews Road
Coulsdon
CR5 3HF
Type: Householder Application

Proposal : Erection of a first floor side/rear extension.

Date Decision: 05.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00493/HSE
Location : 18 Vincent Road
Coulsdon
CR5 3DH
Ward : Coulsdon Town
Type: Householder Application

Proposal : Demolition of the existing garage and construction of a two-storey side extension and single storey rear extension. Formation of a rear raised patio.

Date Decision: 01.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00567/FUL
Location : 36 Chipstead Valley Road
Coulsdon
CR5 2RA
Ward : Coulsdon Town
Type: Full planning permission

Proposal : Retention of two storey building at rear for use as 2 x 1 bedroom flats, alterations, installation of external staircase in courtyard and associated cycle and refuse/recycle Storage

Date Decision: 27.04.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01014/HSE
Location : 2 Portnalls Road
Coulsdon
CR5 3DD
Ward : Coulsdon Town
Type: Householder Application

Proposal : Proposed vehicular crossover and new driveway to the existing dwelling.

Date Decision: 07.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01056/DISC
Location : 112 Woodcote Grove Road
Coulsdon
CR5 2AF
Ward : **Coulsdon Town**
Type: Discharge of Conditions
Proposal : Discharge of conditions 2 (cycle/refuse storage) and 3 (landscaping and planting) of planning permission 19/03877/FUL
Date Decision: 29.04.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01093/DISC
Location : Elston Court
13 South Drive
Coulsdon
Ward : **Coulsdon Town**
Type: Discharge of Conditions
Proposal : Discharge of condition of 18 (surface water drainage scheme) of planning permission 18/05880/FUL
Date Decision: 29.04.20

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/01122/LP
Location : 32 Downs Road
Coulsdon
CR5 1AA
Ward : **Coulsdon Town**
Type: LDC (Proposed) Operations edged
Proposal : Expansion of existing loft conversion to include rear dormers and alterations to a chimney
Date Decision: 28.04.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01123/HSE
Location : 32 Downs Road
Coulsdon
CR5 1AA
Ward : **Coulsdon Town**
Type: Householder Application
Proposal : Erection of a single storey side extension
Date Decision: 28.04.20

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Level: Delegated Business Meeting

Ref. No. : 20/01192/HSE
Location : 61 Stoats Nest Village
Coulsdon
CR5 2JN
Ward : Coulsdon Town
Type: Householder Application
Proposal : Alterations including changes to rear land level and erection of a first floor side extension
Date Decision: 07.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01247/FUL
Location : Land And Garage Rear Of 342
Chipstead Valley Road
Coulsdon
CR5 3BF
Ward : Coulsdon Town
Type: Full planning permission
Proposal : Demolition of existing garage, alterations to land levels and erection of two storey 3 bedroom detached house, formation of vehicular access and provision of one parking space fronting Linden Avenue (amendment to planning permission 18/04076/FUL)
Date Decision: 06.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01332/DISC
Location : Sperrin House
1 Brighton Road
Coulsdon
CR5 2FB
Ward : Coulsdon Town
Type: Discharge of Conditions
Proposal : Discharge of Condition 6 (Sustainability Details) attached to PP 18/00841/FUL for the demolition of existing detached dwelling, erection of two/three storey building comprising 4 one bedroom and 5 two bedroom flats: formation of vehicular access onto Stoats Nest Road and provision of associated 5 car parking spaces
Date Decision: 01.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01379/GPDO
Ward : Coulsdon Town

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : 9 The Ridge
Coulsdon
CR5 2AT
Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 05.05.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/00059/FUL
Location : 14A Sydenham Road
Croydon
CR0 2EE
Ward : **Fairfield**
Type: Full planning permission

Proposal : Installation of a canopy structure to the front of the building

Date Decision: 29.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00105/DISC
Location : 39A & 39B Chatsworth Road
Croydon
CR0 1HF
Ward : **Fairfield**
Type: Discharge of Conditions

Proposal : Discharge of Conditions 5 - Finished Floor Levels, 9 - Construction Logistics Plan, and part discharge of condition 13 - Contaminated Land, attached to Planning Permission 18/05322/FUL for Demolition of existing buildings, erection of two storey building with accommodation in basement and in roofspace and comprising 8 flats (1 x 3 bedroom flat, 4 x 2 bedroom flats, 3 x 1 bedroom flats), provision of associated off-street parking to rear, provision of associated refuse storage and cycle storage to the rear.

Date Decision: 06.05.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/00211/FUL
Ward : **Fairfield**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : 6 Norfolk House
Wellesley Road
Croydon
CR0 1LH

Type: Full planning permission

Proposal : Change of use from A2 (Financial and Professional Services) to A3/A5 (Restaurants and Cafes/Hot food takeaway) and alterations including installation of extraction ducting and louvres. (amended)

Date Decision: 01.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00523/CONR

Location : 72-78 Frith Road
Croydon
CR0 1TA

Ward : **Fairfield**

Type: Removal of Condition

Proposal : Removal of condition 14 (air handling units) on decision ref 19/04307/FUL granted for demolition of the existing buildings, followed by a new mixed use development consisting on two separate blocks. 9 new residential apartments, ground floor retail, first floor offices, soft landscaping, amenity space, refuse and cycle stores.

Condition Number(s): 14

Conditions(s) Removal:

There will be no air handling units, mechanical plant, or other fixed external machinery used on site.

N/A

Date Decision: 30.04.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/00621/FUL

Location : 28 Surrey Street
Croydon
CR0 1RG

Ward : **Fairfield**

Type: Full planning permission

Proposal : Relocation of air conditioning unit with associated cables and retrospective retention of the installation of roller shutter to existing door location.

Date Decision: 01.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00647/FUL **Ward : Fairfield**
Location : Old Palace School Type: Full planning permission
Old Palace Road
Croydon
CR0 1AX
Proposal : Alterations including conservation and repair works to the Chapel fabric, internally and externally involving re-levelling of existing external courtyard, with new ramps, external door, steps, balustrades, handrails, drainage system and lighting, in addition to refurbishment of ground floor rooms, including lowering floor levels.

Date Decision: 06.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00648/LBC **Ward : Fairfield**
Location : Old Palace School Type: Listed Building Consent
Old Palace Road
Croydon
CR0 1AX
Proposal : Alterations including conservation and repair works to the Chapel fabric, internally and externally involving re-levelling of existing external courtyard, with new ramps, external door, steps, balustrades, handrails, drainage system and lighting, in addition to refurbishment of ground floor rooms, including lowering floor levels.

Date Decision: 06.05.20

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 20/00701/FUL **Ward : Fairfield**
Location : 139A North End Type: Full planning permission
Croydon
CR0 1TN
Proposal : Alterations, installation of replacement shopfront, installation of fire escape walkways to flat roof, fire escape staircase to rear of building, M&E plant to roof, new ventilation grilles to rear elevation at ground and first floor level and external lighting.

Date Decision: 01.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00702/ADV **Ward : Fairfield**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : 139A North End
Croydon
CR0 1TN
Type: Consent to display advertisements

Proposal : Installation of 2 x face and halo illuminated fascia signs, 1 x internally illuminated projecting sign, 1 x internal poster advertisement and 2 x internally illuminated ATM signage.

Date Decision: 01.05.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/00943/FUL
Location : 12A Suffolk House
George Street
Croydon
CR0 1PE
Ward : **Fairfield**
Type: Full planning permission

Proposal : The erection of an outdoor timber decking area to front of cafe with seating

Date Decision: 05.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01133/DISC
Location : Former Site Of Taberner House
Park Lane
Croydon
CR9 3JS
Ward : **Fairfield**
Type: Discharge of Conditions

Proposal : Discharge of condition 24 parts c and d (contamination) attached to planning permission 17/05158/CONR for the erection of four buildings ranging in height from 13 to 35 storeys comprising 514 residential units (use class C3), flexible A1/A2/A3/A4/B1/D1 space at ground level of the buildings, new basement areas (including demolition of parts of existing basement), landscaping (including re-landscaping of Queen's Gardens), new pavilion cafe in Queen's Gardens (use class A3), access, servicing and associated works.

Date Decision: 01.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01201/DISC
Ward : **Fairfield**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : Rear Of 23 And 25 George Street
Croydon
CR0 1LA

Type: Discharge of Conditions

Proposal : Discharge of Conditions 15 and 16 of Planning Permission 18/03907/FUL for Demolition of existing buildings, erection of 1 three storey building comprising 3 commercial units (B1b/B1c Use Class) at ground floor, ancillary storage/laundry room, and 4 x 2 bedroom duplex flats on the upper floors, and erection of 1 two storey building comprising 3 commercial units (B1b/B1c Use Class) at ground floor and 3 x 1 bedroom flats on first floor, provision of associated landscaping, and provision of associated refuse and cycle storage.

Date Decision: 27.04.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/01232/FUL

Location : 139B North End
Croydon
CR0 1TN

Ward : **Fairfield**

Type: Full planning permission

Proposal : Proposed use of first floor as a bank (Use Class A2) (in connection with the existing bank use on the ground and first floors of 139A North End).

Date Decision: 01.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01453/ADV

Location : 1 - 3 North End
Croydon
CR9 1SX

Ward : **Fairfield**

Type: Consent to display advertisements

Proposal : Installation of 1no internal poster advertisement.

Date Decision: 01.05.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/01787/PDO

Location : Council Lighting Asset Column Number: N10.
Adjacent To West Croydon Bus Station
London Road
Croydon
CR0 2TA

Ward : **Fairfield**

Type: Observations on permitted development

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

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

Date Decision: 28.04.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/01789/PDO
Location : Council Lighting Asset Column Number: N09. Adjacent To 37 London Road Croydon CR0 2TX
Ward : **Fairfield**
Type: Observations on permitted development

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

Date Decision: 28.04.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/01794/DISC
Location : Sunley House 4 Bedford Park Croydon CR0 2AP
Ward : **Fairfield**
Type: Discharge of Conditions

Proposal : Discharge of Condition 4 - New Tree - attached to Planning Permission 20/00155/FUL for Erection of two bicycle sheds.

Date Decision: 27.04.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01821/PDO
Location : 218C High Street Croydon CR0 1NE
Ward : **Fairfield**
Type: Observations on permitted development

Proposal : The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf on of Spyder Facilities Ltd and Telfonica UK.

Date Decision: 07.05.20

No Objection

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Ref. No. : 20/01822/PDO
Location : 92A High Street
Croydon
CR0 1ND

Ward : Fairfield
Type: Observations on permitted development

Proposal : The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf on of Spyder Facilities Ltd and Telfonica UK.

Date Decision: 07.05.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/01823/PDO
Location : 12A Suffolk House
George Street
Croydon
CR0 1PE

Ward : Fairfield
Type: Observations on permitted development

Proposal : The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf on of Spyder Facilities Ltd and Telfonica UK.

Date Decision: 07.05.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/01825/PDO
Location : Allianz Global Assistance
102 George Street
Croydon
CR0 1PJ

Ward : Fairfield
Type: Observations on permitted development

Proposal : The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf on of Spyder Facilities Ltd and Telfonica UK.

Date Decision: 07.05.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/01829/PDO

Ward : Fairfield

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : Street Light Column N14
Wellesley Road
Croydon
Type: Observations on permitted development

Proposal : The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf on of Spyder Facilities Ltd and Telfonica UK.

Date Decision: 07.05.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/01053/HSE
Location : 9 Uplands Road
Kenley
CR8 5EE
Ward : **Kenley**
Type: Householder Application

Proposal : Alterations, erection of a part single/two storey front, side and rear extension, roof extension, rear roof dormer, increase in roof ridgeline and 2 x rooflights on front roof slope

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01131/HSE
Location : 71 Hayes Lane
Kenley
CR8 5JR
Ward : **Kenley**
Type: Householder Application

Proposal : Erection of a first floor side extension and associated external alterations.

Date Decision: 04.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01345/LE
Location : 63 Kenley Lane
Kenley
CR8 5ED
Ward : **Kenley**
Type: LDC (Existing) Use edged

Proposal : Use of an ancillary building (known as Lime Cottage) as a self-contained second dwelling

Date Decision: 07.05.20

Certificate Refused (Lawful Dev. Cert.)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Level: Delegated Business Meeting

Ref. No. : 20/00228/FUL **Ward : New Addington North**
Location : Timebridge Community Centre **Type: Full planning permission**
Field Way
Croydon
CR0 9AZ
Proposal : Demolition of existing Timebridge Community Centre and erection of new two storey school, new access, car parking, play areas, landscaping and associated works.

Date Decision: 27.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00995/HSE **Ward : New Addington South**
Location : 107 Parkway **Type: Householder Application**
Croydon
CR0 0JA
Proposal : Conversion and extension of the existing garage to create ancillary habitable space.

Date Decision: 04.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01060/GPDO **Ward : New Addington South**
Location : 61 Wolsey Crescent **Type: Prior Appvl - Class A Larger**
Croydon **House Extns**
CR0 0PG
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.25 metres

Date Decision: 05.05.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/01106/HSE **Ward : New Addington South**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : 41 Grenville Road
Croydon
CR0 0NZ
Type: Householder Application
Proposal : Erection of a single storey front, side and rear extension.

Date Decision: 04.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01128/FUL
Location : Unit 15
Meridian Centre
54 Vulcan Way
Croydon
CR0 9UG
Ward : **New Addington South**
Type: Full planning permission

Proposal : Application for retrospective planning permission for the change of use from B8 Warehouse/Storage to B2 General Industrial use.

Date Decision: 01.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01617/LP
Location : 48 Shaxton Crescent
Croydon
CR0 0NU
Ward : **New Addington South**
Type: LDC (Proposed) Operations edged

Proposal : Conversion of the garage to a study

Date Decision: 30.04.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05905/LE
Location : 169 Northwood Road
Thornton Heath
CR7 8HX
Ward : **Norbury Park**
Type: LDC (Existing) Use edged

Proposal : The establishment of existing use for two self contained flats at 169 Northwood Road for a continuous period in excess of ten years.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Date Decision: 30.04.20

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 20/00547/HSE
Location : 81 Virginia Road
Thornton Heath
CR7 8EN

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

Proposal : Retrospective application for retention of single storey outbuilding.

Date Decision: 28.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00970/FUL
Location : 1538 - 1540 London Road
Norbury
London
SW16 4EU

Ward : **Norbury Park**
Type: Full planning permission

Proposal : Retrospective application for the retention of external staircase and second floor fire door at the rear of the property.

Date Decision: 28.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01143/FUL
Location : 2-4 Green Lane
Thornton Heath
CR7 8BA

Ward : **Norbury Park**
Type: Full planning permission

Proposal : Erection of a new three storey terrace comprising 3no. three bedroom homes and ancillary works

Date Decision: 06.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01352/GPDO
Location : 300 Norbury Avenue
Norbury
London
SW16 3RL

Ward : Norbury Park
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 height of 3.9 metres

Date Decision: 30.04.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05206/HSE
Location : 44 Colebrook Road
Norbury
London
SW16 5QT

Ward : Norbury And Pollards Hill
Type: Householder Application

Proposal : Proposed part single, part double storey rear extension, hip to gable roof conversion and loft conversion with rear dormer.

Date Decision: 27.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00923/DISC
Location : 32 - 34 Fairview Road
Norbury
London

Ward : Norbury And Pollards Hill
Type: Discharge of Conditions

Proposal : Application to discharge Condition 9 - Carbon Dioxide Emissions Report of 17/05264/FUL for the Demolition of existing garage and storage units on site, and the construction of a part two/part three/part four storey mixed use development consisting of 9 flats (1 x one bedroom, 7 x two bedroom and 1 x three bedroom) and x 1 commercial unit (B1(b) and B1(c)) with ancillary works to facilitate the proposal.

Date Decision: 27.04.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01062/HSE **Ward : Norbury And Pollards Hill**
Location : 3 Cranbourne Close Type: Householder Application
Norbury
London
SW16 4NG
Proposal : Alterations to existing roof to include the erection of a dormer extension in the rear
roofslope

Date Decision: 29.04.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01063/HSE **Ward : Norbury And Pollards Hill**
Location : 3 Cranbourne Close Type: Householder Application
Norbury
London
SW16 4NG
Proposal : Alterations to existing roof to include increased ridge and eaves height and erection of
dormer extension in the rear roofslope

Date Decision: 29.04.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01161/LP **Ward : Norbury And Pollards Hill**
Location : 22 Pollards Hill West Type: LDC (Proposed) Operations
Norbury edged
London
SW16 4NT
Proposal : Alteration of garage into a habitable room and the erection of a two storey rear extension.

Date Decision: 07.05.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01320/DISC **Ward : Norbury And Pollards Hill**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : Thickets House
97 Pollards Hill South
Norbury
London
SW16 4LS
Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (materials) attached to permission 19/00490/FUL for 'Demolition of the existing dwelling; Erection of building comprising of 3 x one bed flats and 1 x two bed flat and 4 x four bed semi-detached dwellings to the rear of the site with associated parking, landscaping, cycle and refuse storage (8 total).'

Date Decision: 07.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01328/ADV
Location : 1485 - 1489 London Road
Norbury
London
SW16 4AE
Ward : **Norbury And Pollards Hill**
Type: Consent to display advertisements

Proposal : Erection of 2 no. internally illuminated logo's to fascia; 1 no. internally illuminated projecting sign; 1 no. set of non-illuminated perspex lettering; and 2 no. poster frames for banner advertisements.

Date Decision: 27.04.20

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 20/00140/HSE
Location : 26 Canon's Hill
Coulson
CR5 1HB
Ward : **Old Coulsdon**
Type: Householder Application

Proposal : Alterations, erection of a single storey side and part rear extension and construction of a new front entrance porch.

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Ref. No. : 20/00218/HSE **Ward : Old Coulsdon**
Location : 41 Byron Avenue **Type: Householder Application**
Coulsdon
CR5 2JS
Proposal : Alteration, proposed hip-to-gable extension and erection of a rear dormer & front porch

Date Decision: 01.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00439/HSE **Ward : Old Coulsdon**
Location : 3 Dornford Gardens **Type: Householder Application**
Coulsdon
CR5 1JW
Proposal : Construction of a single storey rear extension.

Date Decision: 29.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00998/HSE **Ward : Old Coulsdon**
Location : 61 Taunton Lane **Type: Householder Application**
Coulsdon
CR5 1SH
Proposal : Demolition of a utility shed and the erection of a side extension linked onto the existing house

Date Decision: 29.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01126/HSE **Ward : Old Coulsdon**
Location : 22 Placehouse Lane **Type: Householder Application**
Coulsdon
CR5 1LA
Proposal : Alterations and erection of a two storey rear extension, single storey side extension and single storey front extension

Date Decision: 07.05.20

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Level: Delegated Business Meeting

Ref. No. : 20/01152/HSE
Location : 7 Weston Close
Coulsdon
CR5 1BX
Proposal : Erection of detached log cabin at rear

Ward : Old Coulsdon
Type: Householder Application

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01362/LP
Location : 101 Tollers Lane
Coulsdon
CR5 1BG
Proposal : Loft extension with proposed rear dormer and hip to gable roof extension.

Ward : Old Coulsdon
Type: LDC (Proposed) Operations edged

Date Decision: 06.05.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01553/LP
Location : 120 The Glade
Coulsdon
CR5 1SN
Proposal : Erection of rear roof dormer extension, conversion of loft space, erection of front porch and installation of 2 rooflights in the front roofslope

Ward : Old Coulsdon
Type: LDC (Proposed) Operations edged

Date Decision: 29.04.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00821/HSE
Location : 104 Cotelands
Croydon
CR0 5UF
Proposal : Single storey side/front extension and two storey rear extensions, alterations to front porch, alterations to openings, new side windows

Ward : Park Hill And Whitgift
Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01199/HSE
Location : 4 Selborne Road
Croydon
CR0 5JQ
Proposal : Replacement of existing conservatory with flat roof single storey rear extension
Ward : **Park Hill And Whitgift**
Type: Householder Application

Date Decision: 05.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03300/DISC
Location : Land At The Rear Of 126 Mount Park Avenue
South Croydon
CR2 6DJ
Proposal : Discharge of Condition 2 (Facing Materials), Condition 5 (Hard and Soft Landscaping Details) and Condition 6 (Construction Logistics Plan) of planning permission 18/04067/FUL (Erection of a two-storey four-bedroom house with accommodation in the roof space including 1 x dormer addition on the front roof slope and 1 x dormer addition on the rear roof slope, associated cycle store and amenity space, formation of new crossover and the provision of two parking spaces).
Ward : **Purley Oaks And Riddlesdown**
Type: Discharge of Conditions

Date Decision: 01.05.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/05857/FUL
Location : Land On The South East Side Of Braemar
Avenue
South Croydon
CR2 0QA
Ward : **Purley Oaks And Riddlesdown**
Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Proposal : Demolition of the existing garages and the erection of a four-storey residential block, comprising eight residential units and the erection of a three-storey detached house, together with associated access, car parking, cycle and refuse storage and landscaping.

Date Decision: 06.05.20

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

Level: Delegated Business Meeting

Ref. No. :	20/00238/HSE	Ward :	Purley Oaks And Riddlesdown
Location :	3 Edgehill Road Purley CR8 2NB	Type:	Householder Application
Proposal :	Erection of a two storey rear extension and insertion of one window to the side elevation at first floor level.		

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	20/00498/NMA	Ward :	Purley Oaks And Riddlesdown
Location :	28 Grasmere Road Purley CR8 1DU	Type:	Non-material amendment
Proposal :	Non-material amendment to planning permission ref.18/01575/FUL.		

Date Decision: 27.04.20

Approved

Level: Delegated Business Meeting

Ref. No. :	20/00807/HSE	Ward :	Purley Oaks And Riddlesdown
Location :	1 Montpelier Road Purley CR8 2QE	Type:	Householder Application
Proposal :	Alterations, erection of a single storey ground floor rear extension, rear patio and garden steps		

Date Decision: 01.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01041/HSE **Ward : Purley Oaks And Riddlesdown**
Location : 62 Riddlesdown Avenue **Type: Householder Application**
Purley
CR8 1JJ
Proposal : Construction of a single storey front porch extension.

Date Decision: 28.04.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01312/HSE **Ward : Purley Oaks And Riddlesdown**
Location : 17 Hamond Close **Type: Householder Application**
South Croydon
CR2 6BZ
Proposal : Erection of a single storey rear extension

Date Decision: 01.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03112/DISC **Ward : Purley And Woodcote**
Location : 57 Downs Court Road **Type: Discharge of Conditions**
Purley
CR8 1BF
Proposal : Discharge of conditions 3 (Materials), 4 (Landscaping), 5 (External structure details), 7 (Construction logistics), 8 (Tree protection), 9 (SUDS) attached to planning permission 18/02697/FUL for, Demolition of existing house: erection of a two storey building with roof accommodation in association with the creation of 7 residential units consisting 2 x studio, 3 x one bedroom, 1 x 2 bedroom and 1 x 3 bedroom flats with associated landscaping including retaining wall, car parking, bin store and cycle store.

Date Decision: 27.04.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/05838/FUL **Ward : Purley And Woodcote**
 Location : 135 Foxley Lane **Type: Full planning permission**
 Purley
 CR8 3HR
 Proposal : Demolition of a garage and erection of 5 bedroom dwelling with associated parking,
 refuse store, cycle store and landscaping

Date Decision: 06.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00456/FUL **Ward : Purley And Woodcote**
 Location : 30 Russell Hill **Type: Full planning permission**
 Purley
 CR8 2JA
 Proposal : Demolition of former Drug and Alcohol Rehabilitation Residential Care Home (Use Class
 C2) and erection of 2no. apartment blocks totalling 25 flats (Class C3) comprising Block A
 a Four-storey building containing 19 units and Block B a Three-storey building containing
 6 units. Erection of cycle and bin stores and formation of new access onto Russell Hill
 and other associated works

Date Decision: 01.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00481/CONR **Ward : Purley And Woodcote**
 Location : 70 Foxley Lane **Type: Removal of Condition**
 Purley
 CR8 3EE
 Proposal : Variation of condition 1 (approved plans) associated with Planning Permission
 16/06198/FUL granted for the conversion to form 2 two bedroom, 2 one bedroom and 1
 studio flats. Erection of single/two storey side/rear extensions. Variations include internal
 alterations, design of roof and insertion of rooflight.

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00753/DISC **Ward : Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : 32 Hartley Down
Purley
CR8 4EA
Type: Discharge of Conditions
Proposal : Discharge Condition No.3 (refuse storage) from PP. 18/05364/CONR

Date Decision: 01.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00874/TRE
Location : 56 Russell Hill Road
Purley
CR8 2LB
Type: Consent for works to protected trees
Ward : **Purley And Woodcote**
Proposal : 1 x Sycamore - Reduce crown by 2m leaving 3-4m, crown thin by removing deadwood and crossing branches & congested growth, raise crown to 4m (TPO no. 29, 1974)

Date Decision: 30.04.20

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 20/00965/CONR
Location : 105 Foxley Lane
Purley
CR8 3HQ
Type: Removal of Condition
Ward : **Purley And Woodcote**
Proposal : Variation of condition 1 (in accordance with approved plans) attached to planning permission ref. 19/04022/FUL for the erection of two buildings to provide 9 residential units (9 x 3 bedrooms) with associated access road, garages, parking, bin and cycle stores, and landscaping

Date Decision: 27.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00986/FUL
Location : 24 High Street
Purley
CR8 2AA
Type: Full planning permission
Ward : **Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Proposal : Use for purposes with Class D1 (Non-residential Institutions) childrens nursery on the ground and first floor with ancillary accommodation for a maximum of 27 children, alterations to front elevation, alterations, alterations to land levels at rear and erection of single storey rear extension and provision of cycle storage.

Date Decision: 27.04.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00988/LP
Location : 10 Hillcroft Avenue
Purley
CR8 3DG
Proposal : Alterations, erection of a single storey ground floor rear and side extension

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

Date Decision: 27.04.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/01079/DISC
Location : 195 And Land R/O 197 Brighton Road
Purley
CR8 4HF
Proposal : Discharge of condition 2 (Landscaping), 3 (Materials) and 15 (Construction Logistics Plan) attached to planning permission 19/02508/FUL for the Demolition of an existing bungalow and erection of two-storey house, and the erection of a four storey building to the rear to provide 8 flats(with accommodation in the roof space), including associated proposed amenity space, landscaping, parking, access road, cycle and refuse storage

Ward : Purley And Woodcote
Type: Discharge of Conditions

Date Decision: 01.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01104/DISC
Location : 42 Grovelands Road
Purley
CR8 4LA
Proposal : Discharge Condition No.10 (construction and logistic plan) from PP. 19/00886/FUL

Ward : Purley And Woodcote
Type: Discharge of Conditions

Date Decision: 01.05.20

Not approved

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Level: Delegated Business Meeting

Ref. No. : 20/01109/DISC **Ward : Purley And Woodcote**
Location : 51 Selcroft Road **Type: Discharge of Conditions**
Purley
CR8 1AJ
Proposal : Discharge Condition No.13 (SUDS) from Planning Permission reference 17/04306/FUL for 'Demolition of existing building: erection of two storey building with accommodation in roofspace and basement comprising 7 flats (2 one bedroom, 4 two bedroom and 1 three bedroom flats) : provision of associated 6 parking spaces and landscaping.'

Date Decision: 07.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01125/HSE **Ward : Purley And Woodcote**
Location : 152 Brighton Road **Type: Householder Application**
Purley
CR8 4HA
Proposal : Alterations, demolition of existing garage, erection of single-storey front extension, erection of two-storey side extension, erection of part single/two storey rear extension, installation of 1 rooflight in front roofslope and 1 rooflight in rear roofslope.

Date Decision: 06.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01277/HSE **Ward : Purley And Woodcote**
Location : 5 Oakwood Avenue **Type: Householder Application**
Purley
CR8 1AR
Proposal : Loft conversion including rear dormer and increased ridge height, installation of 1 rooflight to the front main roof slope and 2 rooflights to the front gable roof slopes, and alterations to the fenestration at the front and rear elevations.

Date Decision: 27.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01351/DISC **Ward : Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : 37 Russell Hill Road
Purley
CR8 2LF
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (CLP) and Condition 6 (Archaeology) for application 19/00467/FUL decision dated 10/05/2019 for the: ' Demolition of the existing building and erection of a building ranging from 2 - 8 storeys, with basement, to accommodate 47 residential units; formation of associated access, landscaping, parking, refuse and cycle storage'

Date Decision: 01.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01591/LP
Location : 93 Downlands Road
Purley
CR8 4JJ
Type: LDC (Proposed) Operations edged
Ward : **Purley And Woodcote**

Proposal : Single storey rear extension.

Date Decision: 01.05.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04052/FUL
Location : Purley Downs Golf Club House
Purley Downs Road
South Croydon
CR2 0RB
Type: Full planning permission
Ward : **Sanderstead**

Proposal : Alterations to land levels in order to realign the 8th hole and relocate the green

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00558/FUL
Location : Red Gables
2 Beech Avenue
South Croydon
CR2 0NL
Type: Full planning permission
Ward : **Sanderstead**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Proposal : Demolition of a dwelling with garage (Red Gables) and the erection of a part 3/4 storey block of 34 flats, comprising 8 no. 1 bedroom flats, 3 no. 2 bedroom 3 person flats, 8 no. 2 bedroom 4 person flats and 15 no. 3 bedroom units; basement parking, cycle and bin storage; associated landscaping.

Date Decision: 07.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00720/HSE
Location : 3 Shaw Close
South Croydon
CR2 9JD
Proposal : Demolition of existing conservatory, alterations, erection of two storey side/rear extension

Ward : Sanderstead
Type: Householder Application

Date Decision: 30.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01189/HSE
Location : 4 Stanley Gardens
South Croydon
CR2 9AH
Proposal : Demolition of the existing outbuilding and construction of a single storey side extension.

Ward : Sanderstead
Type: Householder Application

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01216/FUL
Location : 15 Church Way
South Croydon
CR2 0JT
Proposal : Construction of a single storey rear outbuilding.

Ward : Sanderstead
Type: Full planning permission

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Ref. No. : 20/01230/GPDO
Location : 44 Shaw Crescent
South Croydon
CR2 9JA

Ward : Sanderstead
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.4 metres

Date Decision: 27.04.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/01292/LP
Location : 28 Sundown Avenue
South Croydon
CR2 0RP

Ward : Sanderstead
Type: LDC (Proposed) Operations
edged

Proposal : Installation of roof light on rear roof slope and erection of dormer extension on side roof slope.

Date Decision: 05.05.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00473/HSE
Location : 46 Foxearth Road
South Croydon
CR2 8EE

**Ward : Selsdon And Addington
Village**
Type: Householder Application

Proposal : Alterations, erection of a single storey rear extension and raised platform

Date Decision: 06.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00776/HSE
Location : 7 Palace Green
Croydon
CR0 9AJ

**Ward : Selsdon And Addington
Village**
Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Proposal : Construction of a first floor rear extension and 3 x dormers to the rear roof slope, installation of 2 x rooflights to each side roof slope, alterations to the front elevation.

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00810/HSE **Ward : Selsdon And Addington
Village**

Location : 108 Foxearth Road **Type: Householder Application**
South Croydon
CR2 8EF

Proposal : Erection of a first floor rear extension.

Date Decision: 07.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01287/HSE **Ward : Selsdon And Addington
Village**

Location : 46 Heathfield Vale **Type: Householder Application**
South Croydon
CR2 8AF

Proposal : Single storey side and rear extension (following demolition of existing side extension).

Date Decision: 01.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/06065/HSE **Ward : Selsdon Vale And Forestdale**
Type: Householder Application

Location : 46 Nightingale Road
South Croydon
CR2 8PT

Proposal : Alterations and erection of a two storey side extension

Date Decision: 01.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00834/TRE
Location : 17 Goldfinch Road
South Croydon
CR2 8SR
Proposal : T1. Sycamore. Fell. Due to heavy over shading/loss of light.
(TPO no. 16, 1971)

Ward : Selsdon Vale And Forestdale
Type: Consent for works to protected trees

Date Decision: 29.04.20

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 20/00964/TRE
Location : 1 Martin Close
South Croydon
CR2 8QS
Proposal : Cherries (T1 & T2) - fell due to residents concerns about surface roots damaging the driveway further, and potential damage to the adjacent public footpath.
(TPO no. 16, 1971)

Ward : Selsdon Vale And Forestdale
Type: Consent for works to protected trees

Date Decision: 30.04.20

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 19/02833/FUL
Location : 119-123 Whitehorse Road
Croydon
CR0 2LG
Proposal : Reconfiguration of vehicular access, car park and manouvring areas and associated works.

Ward : Selhurst
Type: Full planning permission

Date Decision: 05.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05627/DISC
Ward : Selhurst

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : 1 Edith Road
South Norwood
London
SE25 5QE

Type: Discharge of Conditions

Proposal : Discharge of Condition 6 of Planning Application Reference: 18/05326/FUL (Erection of single storey rear extension, two storey side extension and rear dormer extensions and conversion into 2 flats).

Date Decision: 07.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00589/DISC

Location : 58 - 60 Windmill Road
Croydon
CR0 2XP

Ward : **Selhurst**

Type: Discharge of Conditions

Proposal : Discharge of condition 19 (Sustainable Drainage) 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: 07.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00592/DISC

Location : 145B Windmill Road
Croydon
CR0 2XT

Ward : **Selhurst**

Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 3 (site investigation) and condition 5 (construction logistics plan) attached to planning permission 17/01134/FUL for 'demolition of workshop at rear: erection of single/two storey building comprising 1 one bedroom and 1 two bedroom flats'

Date Decision: 28.04.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00832/HSE

Ward : **Selhurst**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : 69 Selhurst New Road
South Norwood
London
SE25 5PU

Type: Householder Application

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

Date Decision: 04.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01184/HSE

Ward : **Selhurst**

Location : 197 Sydenham Road
Croydon
CR0 2ET

Type: Householder Application

Proposal : Erection of part single/part two storey rear extension and associated works

Date Decision: 30.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00672/LP

Ward : **Shirley North**

Location : 5 Parsley Gardens
Croydon
CR0 8YG

Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear ground floor extension

Date Decision: 05.05.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01010/HSE

Ward : **Shirley North**

Location : 33 Primrose Lane
Croydon
CR0 8YN

Type: Householder Application

Proposal : Alteration of garage into a habitable room

Date Decision: 29.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01254/HSE
Location : 13 West Way
Croydon
CR0 8RQ
Proposal : First floor side extension and rear dormer roof extension (following demolition of existing rear dormer).

Ward : Shirley South
Type: Householder Application

Date Decision: 01.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01723/LP
Location : Over Links
18 Oaks Road
Croydon
CR0 5HL
Proposal : Erection of a single storey side extension

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

Date Decision: 27.04.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00837/HSE
Location : 51 Castlemaine Avenue
South Croydon
CR2 7HW
Proposal : Single storey front extension, part single and part two-storey side extension, single storey rear extension, two rear dormer roof extensions, front rooflight, extension of existing detached garage extension for habitable purposes and external alterations.

Ward : South Croydon
Type: Householder Application

Date Decision: 07.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/00978/FUL
Ward : South Croydon

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : Tilbury Lodge
34 Normanton Road
South Croydon
CR2 7AR
Type: Full planning permission

Proposal : Construction of 3x additional car parking spaces to create a total of 28 spaces.

Date Decision: 28.04.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01147/LP
Location : 59 Blenheim Park Road
South Croydon
CR2 6BJ
Proposal : Erection of a first floor rear extension
Ward : **South Croydon**
Type: LDC (Proposed) Operations
edged

Date Decision: 07.05.20

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/01153/LP
Location : Hollingsworth House
Royal Russell School
Coombe Lane
Croydon
CR9 5BX
Ward : **South Croydon**
Type: LDC (Proposed) Operations
edged

Proposal : Proposed ground floor rear and side extensions, alterations to existing windows

Date Decision: 07.05.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01170/DISC
Location : Mehta House
11 Blunt Road
South Croydon
CR2 7FB
Ward : **South Croydon**
Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Proposal : Details pursuant to condition 3c of planning permission 18/03200/FUL granted for Demolition of the existing property followed by a replacement building accommodating six new apartments, landscaping, amenity space, refuse, cycling, with vehicle access.

Date Decision: 01.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01386/HSE
Location : 18 Winchelsey Rise
South Croydon
CR2 7BN
Proposal : Erection of single storey side and rear extensions.
Ward : **South Croydon**
Type: Householder Application

Date Decision: 06.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01815/PDO
Location : O/S 5 Ruskin House
Selsdon Road
South Croydon
CR2 6PW
Proposal : The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf on of Spyder Facilities Ltd and Telfonica UK.
Ward : **South Croydon**
Type: Observations on permitted development

Date Decision: 07.05.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/01816/PDO
Location : 119A South End
Croydon
CR0 1BJ
Proposal : The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf on of Spyder Facilities Ltd and Telfonica UK.
Ward : **South Croydon**
Type: Observations on permitted development

Date Decision: 07.05.20

No Objection

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Level: Delegated Business Meeting

Ref. No. : 20/01819/PDO
Location : 49A South End
Croydon
CR0 1BF

Ward : South Croydon
Type: Observations on permitted
development

Proposal : The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf on of Spyder Facilities Ltd and Telfonica UK.

Date Decision: 07.05.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/01828/PDO
Location : Coombe Road
Croydon
CR0 1BP

Ward : South Croydon
Type: Observations on permitted
development

Proposal : The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf on of Spyder Facilities Ltd and Telfonica UK.

Date Decision: 07.05.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 19/04128/DISC
Location : 24 Station Road
South Norwood
SE25 5AF

Ward : South Norwood
Type: Discharge of Conditions

Proposal : Discharge of condition 6 (hard and soft landscaping) and condition 12 (Final Verification Report) pursuant to planning permission 16/06491/FUL for the Erection of a four/ five storey building comprising 10 one bedroom and 4 two bedroom flats and 227 sq m commercial space (Flexible Use Class A1 - A3 and D1) together with landscaping and other associated works.

Date Decision: 30.04.20

Approved

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Ref. No. : 19/05699/DISC
Location : 298A Whitehorse Lane
South Norwood
London

Ward : South Norwood
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (Cycle and Refuse Storage) of permission 18/03009/FUL -
Erection of a two bedroom, two storey dwelling with associated car parking, refuse and
cycle store

Date Decision: 01.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00706/DISC
Location : 24 Station Road
South Norwood
London
SE25 5AF

Ward : South Norwood
Type: Discharge of Conditions

Proposal : Discharge of Condition 21 (35% Reduction in CO2 Emissions) pursuant to planning
permission 16/06491/FUL.

Date Decision: 30.04.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01917/LP
Location : 118 South Norwood Hill
South Norwood
London
SE25 6AQ

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

Proposal : Erection of single-storey rear extension.

Date Decision: 06.05.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00518/DISC

Ward : Thornton Heath

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : The Welcome Inn
300 Parchmore Road
Thornton Heath
CR7 8HB

Type: Discharge of Conditions

Proposal : Details of Condition 3 (materials) and Condition 8 (construction logistics plan) in respect to ref 18/01213/FUL granted for Alterations including construction of single storey addition to the rear outbuilding and partial demolition of single storey rear extension to existing pub in connection with the retention of the A4 public house use at the basement and ground floor levels, and conversion of the upper floors to provide 4 x 1 bed flats and conversion of the rear out building to provide a 1 bedroom maisonette cottage

Date Decision: 29.04.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00618/FUL
Location : 19 Kitchener Road
Thornton Heath
CR7 8QN

Ward : Thornton Heath
Type: Full planning permission

Proposal : Conversion to form 1 two bedroom and 1 three bedroom flats.

Date Decision: 05.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00873/HSE
Location : 1 Gilsland Road
Thornton Heath
CR7 8RQ

Ward : Thornton Heath
Type: Householder Application

Proposal : Erection of single storey side/rear extension, use of loft as a habitable space and installtion of rooflights in front and rear rooflsopes.

Date Decision: 28.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01066/GPDO
Location : 111 Parchmore Road
Thornton Heath
CR7 8LZ

Ward : Thornton Heath
Type: Prior Appvl - Class M A1/A2 to dwelling

Proposal : Use of betting shop (Sui Generis) as a three bedroom residential unit within Use class C3

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Date Decision: 29.04.20

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 20/01072/CONR
Location : 6 - 8 Manchester Road
Thornton Heath
CR7 8NH

Ward : Thornton Heath
Type: Removal of Condition

Proposal : Removal of Conditions 1 and 7 and Variation of Conditions 3 and 4 attached to Planning Permission 19/01153/FUL for Part re-construction of a pair of semi-detached dwelling houses. Alterations to roof, erection/retention of rear single storey extensions and basement excavations, and conversion of buildings into 7 apartments comprising 1 x 1 bedroom and 1 x 2 bedroom split-level apartments at basement/front ground floor, 2 x 1 bedroom apartments at rear ground floor, 1 x 1 bedroom and 1 x 2 bedroom apartments at first floor, 1 x 2 bedroom apartment at second floor (in roofspace), provision of associated refuse storage and cycle storage.

Date Decision: 28.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01169/HSE
Location : 31 Norfolk Road
Thornton Heath
CR7 8ND

Ward : Thornton Heath
Type: Householder Application

Proposal : Use of dwelling as HMO for 6 occupants

Date Decision: 05.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01223/GPDO
Location : 26 Elm Road
Thornton Heath
CR7 8RH

Ward : Thornton Heath
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.5 metres

Date Decision: 30.04.20

Prior Approval No Jurisdiction (GPDO)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Level: Delegated Business Meeting

Ref. No. : 20/01263/DISC **Ward : Thornton Heath**
Location : The Welcome Inn **Type: Discharge of Conditions**
300 Parchmore Road
Thornton Heath
CR7 8HB
Proposal : Details showing requirements of condition 5 (hard and soft landscaping, boundary treatments, servicing arrangements and window design), condition 6 (refuse) condition 7 (cycle storage) and condition 11 (sustainable drainage measures) in reference to 18/01213/FUL granted for Alterations including construction of single storey addition to the rear outbuilding and partial demolition of single storey rear extension to existing pub in connection with the retention of the A4 public house use at the basement and ground floor levels, and conversion of the upper floors to provide 4 x 1 bed flats and conversion of the rear out building to provide a 1 bedroom maisonette cottage

Date Decision: 01.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01401/DISC **Ward : Thornton Heath**
Location : 9 Cuthbert Gardens **Type: Discharge of Conditions**
South Norwood
London
SE25 6SS
Proposal : Discharge of Condition 5 (Details of facing materials) of application reference: 16/03166/P (Erection of two storey three bedroom attached house with accommodation in roof space).

Date Decision: 27.04.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01785/NMA **Ward : Thornton Heath**
Location : Peak Ignition **Type: Non-material amendment**
Hythe Road
Thornton Heath
CR7 8QP
Proposal : Non-Material Amendment to Planning Permission 19/05395/FUL for Alterations, insertion of rooflight windows to roof slopes, and rebuild/refurbishment including provision of flat roof to existing rear single storey extension (works in association with prior approval 19/02731/GPDO for Conversion of building for use as 2 two bedroom self-contained flats, provision of associated refuse storage and cycle storage).

Date Decision: 27.04.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01937/LP
Location : 56 Howberry Road
Thornton Heath
CR7 8HY
Proposal : Erection of single-storey rear extension.
Date Decision: 07.05.20

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

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/06007/FUL
Location : 6 Trojan Way
Croydon
CR0 4XL
Proposal : Change of use of existing building from retail (Use Class A1) to storage and distribution (Use Class B8), partial demolition of existing foyer, erection of canopy, amendments to car park layout, installation of floodlighting and other associated works
Date Decision: 07.05.20

Ward : Waddon
Type: Full planning permission

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/06063/DISC
Location : 49 Haling Park Road
South Croydon
CR2 6ND
Proposal : Discharge of condition 3 (materials) of planning permission 19/01540/FUL granted on the 24/05/2019 for the 'Demolition of the existing two storey detached property, erection of a part three/part four storey replacement building to provide eight residential units, with associated cycle and refuse stores, landscaping and car parking.'
Date Decision: 04.05.20

Ward : Waddon
Type: Discharge of Conditions

Approved

Level: Delegated Business Meeting

Ref. No. : 20/00394/DISC
Ward : Waddon

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : 49 Haling Park Road
South Croydon
CR2 6ND

Type: Discharge of Conditions

Proposal : Discharge of condition 7 (detailed drawings) of planning permission 19/01540/FUL granted on the 24/05/2019 for the 'Demolition of the existing two storey detached property, erection of a part three/part four storey replacement building to provide eight residential units, with associated cycle and refuse stores, landscaping and car parking.'

Date Decision: 04.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01025/DISC

Ward : **Waddon**

Location : Garage Blocks Rear Of 38 - 40
Thorneloe Gardens
Croydon
CR0 4EN

Type: Discharge of Conditions

Proposal : Details of condition 3 (materials) of planning permission 19/01850/CONR for 'Demolition of garages and erection of a two to three-storey building comprising 6 one bedroom and 4 two bedroom flats together with car parking, landscaping and other associated works. (without compliance with condition 1- built in accordance with approved plans - attached to planning permission 16/06337/FUL).'

Date Decision: 05.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01200/LP

Ward : **Waddon**

Location : 45 Waddon Park Avenue
Croydon
CR0 4LW

Type: LDC (Proposed) Operations edged

Proposal : Erection of hip to gable and L-shaped rear dormer, removal of chimney stack, installation of 2 rooflights in front roofslope and erection of single-storey rear extension.

Date Decision: 07.05.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01251/FUL

Ward : **Waddon**

Location : 445A Purley Way
Croydon
CR0 4RG

Type: Full planning permission

Proposal : New entrance to front to first floor flat.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01440/LP **Ward : Waddon**
Location : 7 Whitgift Avenue **Type: LDC (Proposed) Operations**
South Croydon **edged**
CR2 6AZ
Proposal : Proposed extension to provide a loft extension with hip to gable extension, rear dormer and 3 no. rooflights on existing front roof.

Date Decision: 29.04.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01817/PDO **Ward : Waddon**
Location : 82-86 South End **Type: Observations on permitted**
Croydon **development**
CR0 1DQ
Proposal : The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf on of Spyder Facilities Ltd and Telfonica UK.

Date Decision: 07.05.20

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/00806/FUL **Ward : Woodside**
Location : 27 Howard Road **Type: Full planning permission**
South Norwood
London
SE25 5BU
Proposal : Demolish existing rear extension; construct new rear/side extension. Re-model existing 5 No. dwellings; provide 1 new dwelling. Upgrade site landscaping.

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01051/FUL **Ward : Woodside**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : 88 Portland Road
South Norwood
London
SE25 4PQ
Type: Full planning permission

Proposal : Alterations to front and side elevations, conversion of ground floor shop (A1) to form 1 x 2 bedroom flat (C3) and part demolition and erection of a single storey rear extension and associated amenity space, cycle parking and refuse storage

Date Decision: 30.04.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01150/HSE
Location : 80 Estcourt Road
South Norwood
London
SE25 4SB
Type: Householder Application
Ward : Woodside

Proposal : Erection of single storey rear/side extension

Date Decision: 07.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01253/HSE
Location : 24 Harrington Road
South Norwood
London
SE25 4LU
Type: Householder Application
Ward : Woodside

Proposal : Erection of single storey side/rear extension

Date Decision: 30.04.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01768/NMA
Location : 34-36 Enmore Road
South Norwood
London
Type: Non-material amendment
Ward : Woodside

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Proposal : Non-Material Amendment to Planning Permission 18/01483/FUL for Alterations, Demolition of existing buildings, Erection of a three storey building comprising 6 two bedroom and 3 one bedroom flats, Alterations to vehicular accesses, provision of vehicular access and associated forecourt parking, provision of associated refuse storage and cycle storage.

Date Decision: 27.04.20

Approved

Level: Delegated Business Meeting

Ref. No. : 18/05268/DISC **Ward : West Thornton**
Location : 836 London Road Type: Discharge of Conditions
Thornton Heath
CR7 7PA

Proposal : Discharge of conditions 1 (Materials), 8 (Restricted Access), 9 (Ventilation) and 11 (Construction Logistics) attached to permission 18/03780/FUL for - Alterations, Erection of a part first floor, part second floor rear extension to create a home of multiple occupation, consisting of 10 rooms, in conjunction with ground floor rear extension approved under planning reference: 16/01475/P

Date Decision: 07.05.20

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/00977/HSE **Ward : West Thornton**
Location : 144 Canterbury Road Type: Householder Application
Croydon
CR0 3HD

Proposal : Retrospective application for erection of front porch extension.

Date Decision: 27.04.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01055/HSE **Ward : West Thornton**
Location : 27 Goldwell Road Type: Householder Application
Thornton Heath
CR7 6HZ

Proposal : Demolition of existing garage and erection of single-storey side extension.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Date Decision: 06.05.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/01085/FUL **Ward : West Thornton**
Location : 30 Mayfield Road **Type: Full planning permission**
Thornton Heath
CR7 6DG

Proposal : Alterations, conversion of single dwelling to 1 x 1 bedroom unit and 1 x 3 bedroom unit, erection of a dormer in the rear roof slope, roof lights in the front roof slope and single storey rear extension, with associated refuse and cycle storage

Date Decision: 01.05.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/01183/LP **Ward : West Thornton**
Location : 1 Cheltenham Villas **Type: LDC (Proposed) Operations**
Stanley Road **edged**
Croydon
CR0 3QA

Proposal : Loft conversion and erection of dormer window at the rear.

Date Decision: 01.05.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/01278/GPDO **Ward : West Thornton**
Location : 227 Silverleigh Road **Type: Prior Appvl - Class A Larger**
Thornton Heath **House Extns**
CR7 6DX

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: 28.04.20

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/01297/GPDO **Ward : West Thornton**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Location : 25 Whitehall Road
Thornton Heath
CR7 6AF
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres

Date Decision: 30.04.20

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/01381/NMA
Location : Land Adjoining 16 Aurelia Road
Croydon
CR0 3BA
Ward : **West Thornton**
Type: Non-material amendment

Proposal : Non-material amendment to planning permission 16/03100/P (Erection of two storey building with accommodation in roofspace comprising 2 one bedroom flats; provision of associated parking)

Date Decision: 01.05.20

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01914/LP
Location : 51 Donald Road
Croydon
CR0 3EQ
Ward : **West Thornton**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of L-shaped rear dormer and installation of 2 rooflights in front roofslope.

Date Decision: 06.05.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/00914/AUT
Location : Crystal Palace Park Thicket Road Penge
London
Ward : **Out Of Borough**
Type: Consultation from Adjoining
Authority

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 9th May 2020

Proposal : Adjoining Borough Consultation from London Borough of Bromley - Outline application with all matters reserved except highways access for comprehensive phased regeneration of Crystal Palace Park. This will include: conservation and repair of heritage assets; removal of existing hard surfaces; alterations to ground levels and tree removal; landscaping including planting of new trees; demolition of existing buildings and structures; creation of new pedestrian paths/vehicular access roads / car, coach and cycle parking; changes of use including part of the caravan site to part public open space and part residential; erection of new buildings and structures comprising: up to 2300sqm for a cultural venue (Use Class D2), up to 530sqm of park maintenance facilities (Sui Generis) including the dismantling and reconstruction of existing maintenance depot; up to 150sqm information centre (Use Class D1); up to 670sqm for a community centre (Use Class D1); up to 737sqm of educational institution at the Capel Manor College Anerley Hill Site (Use Class D1), and up to 3779sqm of educational institution at the Capel Manor College Farm Site (Use Class D1) of which 3399sqm comprises educational buildings and 380sqm comprises ancillary shelters/ outbuildings; and up to 18,847sqm of residential (Use Class C3) accommodation to provide up to 210 residential dwellings, together with associated and ancillary works including utilities and surface water drainage, plant and equipment. Full planning permission is sought for alteration to highways access at Anerley Hill Gate entrance, Penge Gate car park, Old Cople Lane (Rockhills Gate), Sydenham Gate car park and the creation of three additional accesses for the residential development at Rockhills and Sydenham Villas.

Date Decision: 28.04.20

Objection

Level: Delegated Business Meeting

Ref. No. : 20/01774/AUT

Ward : **Out Of Borough**

Location : Land Off Oxted Road (A25), Oxted

Type: Consultation from Adjoining Authority

Proposal : Consultation from Tandridge District Council (reference 2020/690): Erection of crematorium facility with associated memorial areas, landscaping, parking and infrastructure.

Date Decision: 27.04.20

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting

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PLANNING COMMITTEE AGENDA

May 2020

Part 8 Other Planning Matters

Item 8.2

<p>Report of: Head of Development Management</p> <p>Author: Pete Smith</p>	<p>Title: Planning Appeal Decisions (April 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.

<i>Application No:</i>	<i>19/04517/FUL</i>
<i>Site:</i>	<i>30 Coombe Road, CR0 1BP</i>
<i>Proposed Development:</i>	<i>Erection of a three-storey rear extension, rear dormer extension and formation of an additional residential units at lower ground floor level.</i>
<i>Decision:</i>	<i>REFUSE PLANNING PERMISSION</i>
<i>Appeal Method:</i>	<i>WRITTEN REPRESENTATIONS</i>
<i>Inspector's Decision</i>	<i>DISMISSED</i>
<i>Case Officer</i>	<i>Peter Milles</i>
<i>Ward</i>	<i>South Croydon</i>

- 2.2 This property is included within the Chatsworth Road Conservation Area and the main issues in this case were as follows:

- The effect of the proposal on the character and appearance of the conservation area
- The impact of the development on the amenities of immediate

neighbours (28 and 30 Coombe Road)

- The quality of accommodation – provided for the lower ground floor units (outlook, light and provision of outdoor private amenity space)
- The adequacy of refuse and cycle storage

2.3 The Planning Inspector noted that the original form of buildings largely had been retained (even with a variety of extensions having been carried out in the past) but concluded that the scale of the three-storey rear extension would have been over-sized and disproportionate. He was less concerned about the scale and design of the rear dormer extension but concluded that the visual impact of the scale and bulk of the rear extension would have been further exacerbated by the more modest scale of extensions to neighbouring properties. Moreover, he felt that the proposed flat roof would have introduced a jarring and incongruous feature - out of keeping with the character of the host building and would have disrupted the scale of buildings to the south of Coombe Road. He therefore concluded that the development would have harmed the character and appearance of the Chatsworth Road Conservation Area and did not feel that the benefits of the development (an additional flat and larger more spacious units) would have outweighed the harm caused.

2.4 He also concluded that the scale and extent of projection would have resulted in harm to the amenities of immediate neighbours, particularly to rear windows at ground and lower floor levels resulting in an increased sense of enclosure. He was also concerned about loss of sunlight and daylight – although was more comfortable with reductions in privacy caused by additional windows (in view of existing levels of overlooking). He was more concerned about the effect of the proposed balcony on privacy levels enjoyed by neighbouring residents and he concluded that privacy screens would have only added to the bulk of the proposed extension.

2.5 In terms of living conditions for future residents, he was concerned that some of the bedrooms would have had no outlook/windows which would have been oppressive and unattractive for those using the rooms. He was also concerned about the proposed ground floor flat (north facing) with it having poor outlook (looking out onto the proposed car parking area). 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 was also concerned about the quality of the proposed lower ground floor studio flat, which would have been overly enclosed by existing boundary walls and fences - severely compromising light and outlook. He was less concerned about the lack of play space for the studio flat, with the existing communal garden being made available – which could be shared with the other flats – but he felt that private amenity space should have been made available for the studio flat.

- 2.7 Finally, in terms of proposed refuse and cycle storage, he felt that the applicant had been unable to provide satisfactory evidence that there was suitable capacity on site, bearing in mind that the property was already in use as flats. He concluded that the intended refuse storage would not have been integral to the development and was not prepared to accept the imposition of planning conditions to deal with these issues at a later date.
- 2.8 The appeal was comprehensively DISMISSED.

Application No:	19/03930/FUL
Site:	85 Coulsdon Road, Coulsdon, CR5 2LD
Proposed Development:	Demolition of garage and alterations to house in connection with the erection of a two-storey detached building to the rear with associated car parking, refuse and cycle storage
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Hayley Crabb
Ward	Old Coulsdon

- 2.9 The main issues in this case focussed on the effect of the proposed development on the character and appearance of the Bradmore Green Conservation Area, the impact of the development on the amenities on neighbouring properties and the acceptability of the living conditions for future occupiers (outlook and the provision of amenity space).
- 2.10 The Inspector felt that the generous spacing between buildings contributed positively to the semi-rural character and appearance of the conservation area. He also focussed on compliance with Policy DM10 and SPD guidance which focussed on subordination and concluded that the overall scale, bulk and mass of the proposed dwelling would have been disproportionate to the existing dwelling and would not have accorded with the requirement for subservience.
- 2.10 He was also concerned about the tight relationship between the proposed development and the host property - with less than 10 metres separation, which would have also been out of keeping with the spacious character of the conservation area.
- 2.11 Whilst he appreciated that over 600 square metres of garden would have been available for use by the host property, he was concerned about the close relationship between the two properties which would have harmed outlook enjoyed by the occupiers of the host property.
- 2.12 The appeal was comprehensively DISMISSED.

Application No:	19/03118/FUL
Site:	3 West Hill, South Croydon, CR2 0SB
Proposed Development:	Redevelopment of site involving the demolition of the existing house and the erection of a three-storey apartment building containing 9 self-contained flats with separate bicycle and bin storage
Decision:	REFUSE PLANNING PERMISSION (Overturned Recommendation)
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	ALLOWED
Case Officer	Tim Edwards
Ward	Sanderstead

- 2.13 This application was refused planning permission at the 7th November 2019 Planning Committee on grounds of the failure of this flat roofed scheme to respect the character and appearance of the immediate locality and predominant townscape. The main issue in this appeal was therefore the extent to which the scheme respected existing character and appearance.
- 2.14 West Hill is characterised by large detached houses set in spacious plots – set back from the West Hill frontage; although the Planning Inspector noted that this character changes somewhat towards the southern end of West Hill, where the buildings exhibit a wider range of building styles. He also referred the largely completed “Jasmine Lodge” (2A West Hill) which has a predominant flat roof profile.
- 2.15 He was satisfied that the proposed development would have been appropriately set back from the West Hill frontage and would have respected the general pattern of development and whilst he accepted that the proposal would have been unashamedly contemporary in its design approach, he was satisfied that the proposed building would have contributed positively the character and appearance of this part of West Hill. He concluded that the building would have added to the diversity of building styles found in the immediate area.
- 2.16 Notwithstanding the objections raised by immediate neighbours, he did not feel that the scheme would have caused harm to neighbouring amenities and on street car parking/congestion, either by itself or cumulatively with other recent developments taking place within the road.
- 2.17 The appeal was ALLOWED. He queried a number of planning conditions recommended by the local planning authority (standard conditions requiring carbon reductions and savings in water consumption, arguing that they were imprecise). This is of concern moving forward as applicants will be expected to provide more details at application stage which might

well prove difficult when the principle of the development has yet to be accepted.

Application No:	19/03971/FUL
Site:	19 Ashburton Road, CR0 6AN
Proposed Development:	Conversion of a rear outbuilding to provide a 2 bed flat
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Chris Grace
Ward	Addiscombe East

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.

Application No:	19/04039/FUL
Site:	59 Isham Road, Norbury SW16 4TG
Proposed Development:	Conversion of dwelling into 2 self-contained flats
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	George Clarke
Ward	Norbury and Pollards Hill

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.

Application No:	19/01534/FUL
Site:	129 Mersham Road, Thornton Heath, CR7 8NT
Proposed Development:	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.
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Victoria Bates
Ward	Thornton Heath

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.

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