

Planning Committee Agenda



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

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

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 16 January 2020** at the rise of Planning Sub-Committee but not earlier than **6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS BAKER
Council Solicitor and Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
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www.croydon.gov.uk/meetings
Wednesday, 8 January 2020

Members of the public are welcome to attend this meeting.

If you require any assistance, please contact the person detailed above, on the righthand side.

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.

THIS MEETING WILL BE WEBCAST LIVE - Click on link to view:

<http://webcasting.croydon.gov.uk>

N.B This meeting will be paperless. The agenda can be accessed online at

www.croydon.gov.uk/meetings

AGENDA – PART A

1. Apologies for absence

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

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

To approve the minutes of the meeting held on 19 December 2019 as an accurate record.

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

5. Development presentations (Pages 13 - 14)

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 15 - 18)

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

6.1 19/00412/FUL 56 Welcomes Road, Kenley, CR8 5HD (Pages 19 - 36)

Demolition of existing bungalow and erection of a three storey building (including accommodation in the roof) to provide 9 units including associated landscaping, parking, access and cycle/refuse stores.

Ward: Kenley

Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

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

There are none.

8. Other planning matters (Pages 37 - 38)

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

8.1 Article 4 Direction (Pages 39 - 48)

Confirmation of Article 4 Direction (Houses in Multiple Occupation) – Removal of Permitted Development Rights to Change Use From a Dwelling House (C3) to a Small House in Multiple Occupation – HMO (C4)

8.2 Weekly Planning Decisions (Pages 49 - 140)

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).

8.3 Planning Appeal Decisions (December 2019) (Pages 141 - 146)

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 on Thursday, 19 December 2019 at 6.30 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

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

MINUTES

Present: Councillor Toni Letts (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Muhammad Ali, Sherwan Chowdhury, Joy Prince, Jason Perry, Scott Roche, Ian Parker, Gareth Streeter and Clive Fraser (In place of Chris Clark)

Also Present: Councillor Michael Neal and Simon Brew

PART A

284/19 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 5 December 2019 be signed as a correct record.

285/19 **Disclosure of Interest**

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

286/19 **Urgent Business (if any)**

There was none.

287/19 **Development presentations**

There were none.

288/19 **Planning applications for decision**

The Chair announced that the agenda items would be heard in the following order: 19/03282/FUL 59-63 Higher Drive, Purley, CR8 2HR; 19/01818/FUL 20-28 George Street, Croydon, CR0 1PA; 19/01838/FUL 444 Selsdon Road, South Croydon, CR2 0DF; 19/04152/FUL 8-10 Grovelands Road, Purley, CR8 4LA; 19/03539/FUL 105 Woodcote Grove Road, Coulsdon, CR5 2AN and 19/00467/FUL 37 Russell Hill Road, Purley, CR8 2LF.

289/19 **19/03282/FUL 59-63 Higher Drive, Purley, CR8 2HR**

Demolition of existing buildings, erection of a three/four/five storey building comprising 40 residential units, provision of 24 car parking spaces and associated refuse and cycle storage.

Ward: Purley and Woodcote

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

Professor Colin Drummond spoke in objection to the application.

Mr Sam Carr and Mr Steve Nunn spoke on behalf of the applicant in support of the application.

Referring Councillor Simon Brew spoke against the application.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds for over development by dense of its size and massing causing a loss of amenity for adjoining occupiers, an inappropriate design for the location impacting the street scene and insufficient parking. Councillor Streeter seconded the motion.

Councillor Scott proposed a motion to **APPROVE** the application based on the officer's recommendation. Councillor Ali seconded the motion.

The motion to refuse was put forward to the vote and fell with four Members voting in favour and six Members voting against.

The motion to approve was put forward to the vote and carried with six Members voting in favour, four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 59-63 Higher Drive, Purley, CR8 2HR.

290/19 **19/01818/FUL 20-28 George Street, Croydon, CR0 1PA**

Alterations to existing shopfronts. Demolition of two parts of second floor to rear of building. Conversion of part of ground floor of 24-26 George Street to provide upper floor access. Erection of single storey rear infill extension to provide cycle storage and first floor rear extension. Formation of rear terraced areas at first and second floor levels. Conversion of upper floors of resulting building to provide 3x1 bedroom, 2x2 bedroom and 3x3 bedroom flats (8 in total) with associated amenity spaces. Installation of roof windows to front and rear elevations.

Ward: Fairfield

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

Mr Martin Corney CEO of the Whitgift Foundation and Mr Tariq Salim from Healthwatch Croydon spoke in objection to the application.

Mr Nisar Siddiqui, the applicant, spoke in support of the application.

Councillor Scott proposed a motion to **APPROVE** the application based on the officer's recommendation. Councillor Letts seconded the motion.

The motion to approve was put forward to the vote and carried with six Members voting in favour, one Member voting against and three Members abstaining their vote.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 20-28 George Street, Croydon, CR0 1PA.

291/19 **19/01838/FUL 444 Selsdon Road, South Croydon, CR2 0DF**

Demolition of existing dwelling and erection of 9 residential apartments with associated parking and landscaping.

Ward: South Croydon

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

Mr Alan Turner spoke against the application.

Ward Member Councillor Michael Neal spoke on behalf of the referring Ward Member Councillor Maria Gatland against the application.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds for over development by dense of its size and mass causing loss of amenity for adjoining occupiers, impact on the street scene, insufficient parking which would have an impact on the local highway. Councillor Roche seconded the motion.

Councillor Scott proposed a motion to **APPROVE** the application based on the officer's recommendation. Councillor Ali seconded the motion.

The motion to refuse was put forward to the vote and fell with four Members voting in favour and six Members voting against.

The motion to approve was put forward to the vote and carried with six Members voting in favour, four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 444 Selsdon Road, South Croydon, CR2 0DF.

*At 8:34pm the Planning Committee adjourned the meeting for a short break.
At 8:44pm the Planning Committee resumed the meeting.*

292/19 **19/04152/FUL 8-10 Grovelands Road, Purley, CR8 4LA**

Construction of three building blocks with heights ranging between four to five storeys to accommodate 44 flats with associated vehicular parking spaces, a new vehicular access, cycle and refuse stores and hard and soft landscaping; following demolition of existing two dwelling houses.

Ward: Purley and Woodcote

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

Mr Nick Mottram spoke in objection to the application.

Mr Pierre Lombard, the applicant, spoke in support of the application.

Councillor Chowdhury proposed a motion to **APPROVE** the application based on the officer's recommendation. Councillor Scott seconded the motion.

Councillor Roche proposed a motion to **REFUSE** the application on the grounds for over development of the plot, inappropriate massing and scale together with the negative impact the contemporary design will have on the area. Councillor Streeter seconded the motion.

The motion to approve was put forward to the vote and carried with six Members voting in favour, four Members voting against. The motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 8-10 Grovelands Road, Purley, CR8 4LA.

293/19 **19/03539/FUL 105 Woodcote Grove Road, Coulsdon, CR5 2AN**

Demolition of a single-family dwelling and erection of one 3 and 4-storey block containing 7 flats and 2 houses with associated access, car parking, cycle and refuse storage.

Ward: Coulsdon Town

The officers presented details of the planning application with no questions for clarification.

Mr Jeffrey Cunliffe spoke in objection to the application.

Mr Keith Prince, spoke on behalf of the applicant in support of the application.

Councillor Parker proposed a motion to **REFUSE** the application on the grounds of over development and intensification, and the negative impact on the neighbours. Councillor Perry seconded the motion

Councillor Scott proposed a motion to **APPROVE** the application based on the officer's recommendation. Councillor Ali seconded the motion.

The motion to refuse was put forward to the vote and fell with three Members voting in favour, six Members voting against and one Member abstaining their vote.

The motion to approve was put forward to the vote and carried with seven Members voting in favour and three Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 105 Woodcote Grove Road, Coulsdon, CR5 2AN.

294/19 **19/00467/FUL 37 Russell Hill Road, Purley, CR8 2LF**

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.

Ward: Purley and Woodcote

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

Councillor Scott proposed a motion to **APPROVE** the application based on the officer's recommendation. Councillor Chowdhury seconded the motion.

Councillor Parker proposed a motion to **REFUSE** the application on the grounds of over development and out of keeping with the neighbourhood. Councillor Roche seconded the motion.

The motion to approve was put forward to the vote and carried with six Members voting in favour and four Members voting against. The motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 37 Russell Hill Road, Purley, CR8 2LF.

295/19 **19/03604/FUL 29-35 Russell Hill Road, Purley CR8 2LF**

Demolition of existing residential dwellings and erection of 2 buildings, comprising of 106 new apartments, with associated hard and soft landscaping, access and car parking.

Ward: Purley and Woodcote

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

296/19 **Items referred by Planning Sub-Committee**

There were none.

297/19 **Other planning matters**

298/19 **Weekly Planning Decisions**

The report was received for information.

299/19 **Planning Appeal Decisions (November 2019)**

The report was received for information.

The meeting ended at 10.25 pm

Signed:

Date:

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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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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.

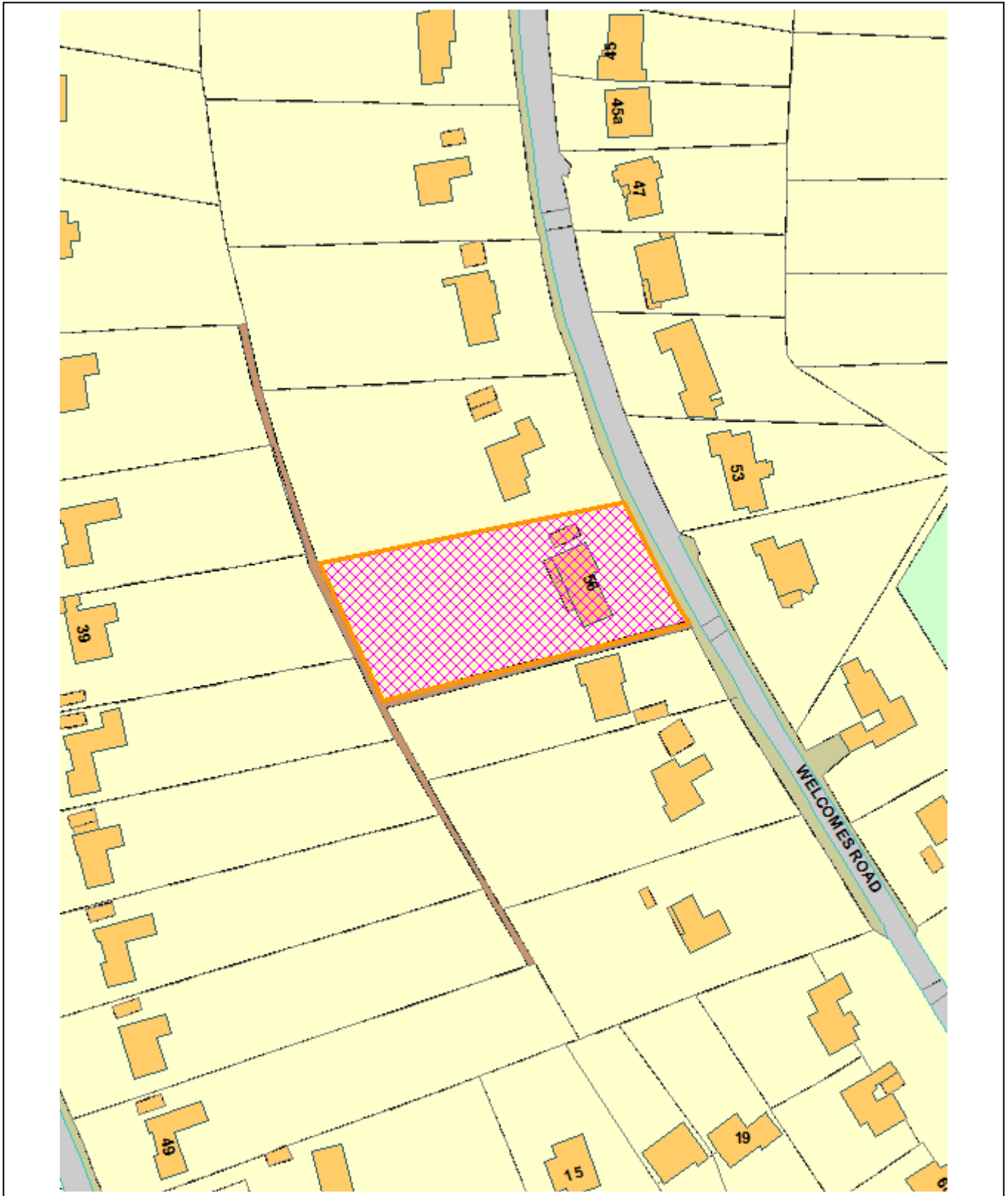
8. BACKGROUND DOCUMENTS

- 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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PART 6: Planning Applications for Decision

Item 6.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/00412/FUL
 Location: 56 Welcomes Road, Kenley, CR8 5HD
 Ward: Kenley
 Description: Demolition of existing bungalow and erection of a three storey building (including accommodation in the roof) to provide 9 units including associated landscaping, parking, access and cycle/refuse stores.

Drawing Nos: Existing Floor Plan, 56WR P1A, 56WR P2E, 56WR P3A, 56WR P4, 56WR P5

Applicant: Mrs Anju Chadda

Agent: Mr Graham Rix

Case Officer: Sissi Yang

	1 bed	2 bed	3 bed	4 bed
Existing				4b x 1
Proposed Flats		2b,4p x 6,	3b, 5p x 3	
Total		6	3	

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
9	18

1.1 This application is being reported to committee because Councillor Steve O'connell has made a representation in accordance with the Committee Consideration Criteria and requested committee consideration. Objections above the threshold in the Committee Consideration Criteria have also 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. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
2. Materials to be submitted.
3. Details of cycle storage/Car parking/Electric vehicle charging point as submitted
4. Landscaping scheme including boundary treatments/refuse storage to be submitted
5. In accordance with Ecology Appraisal.

6. Wildlife Sensitive Lightening Design Scheme submitted prior to occupation.
7. Biodiversity Enhancement Strategy submitted prior to occupation.
8. All flank elevation windows at first floor and above to be obscured glazed/non-opening
9. All side and rear elevation windows at ground floor level to be obscured glazed/non-opening up to 1.7m from internal floor.
10. Playspace/communal space to be provided and details to be provided.
11. Details of landscape and sections to the rear
12. Flats 1 and 2 at ground floor level to meet M4 (2).
13. 19% Carbon reduction
14. 110 litre Water usage
15. Construction Logistics Plan to be submitted
16. Car Park Design & Management Plan to be submitted
17. Time limit of 3 years
18. 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) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following (Figure 1):

- Demolition of existing detached three/four bedroom bungalow.
- Erection of a three storey building including accommodation in the roof space.
- Provision of 3 x three bedroom flats and 6 x two bedroom flats
- Provision of private and communal external amenity space as well as children's play space
- Provision of 9 off-street spaces and associated external refuse and cycle stores



Figure 1. Proposed Site Plan

3.2 The scheme has been amended during the application process to show dimension of car parking bays, swept path and pedestrian visibility splays.

Site and Surroundings

3.3 The site comprises a single storey residential bungalow which extends to the side boundaries, with a large rear garden, located on the western side of Welcomes Road. The property has an 'in and out' drive and a hard standing at the front. To the rear land levels rise substantially.

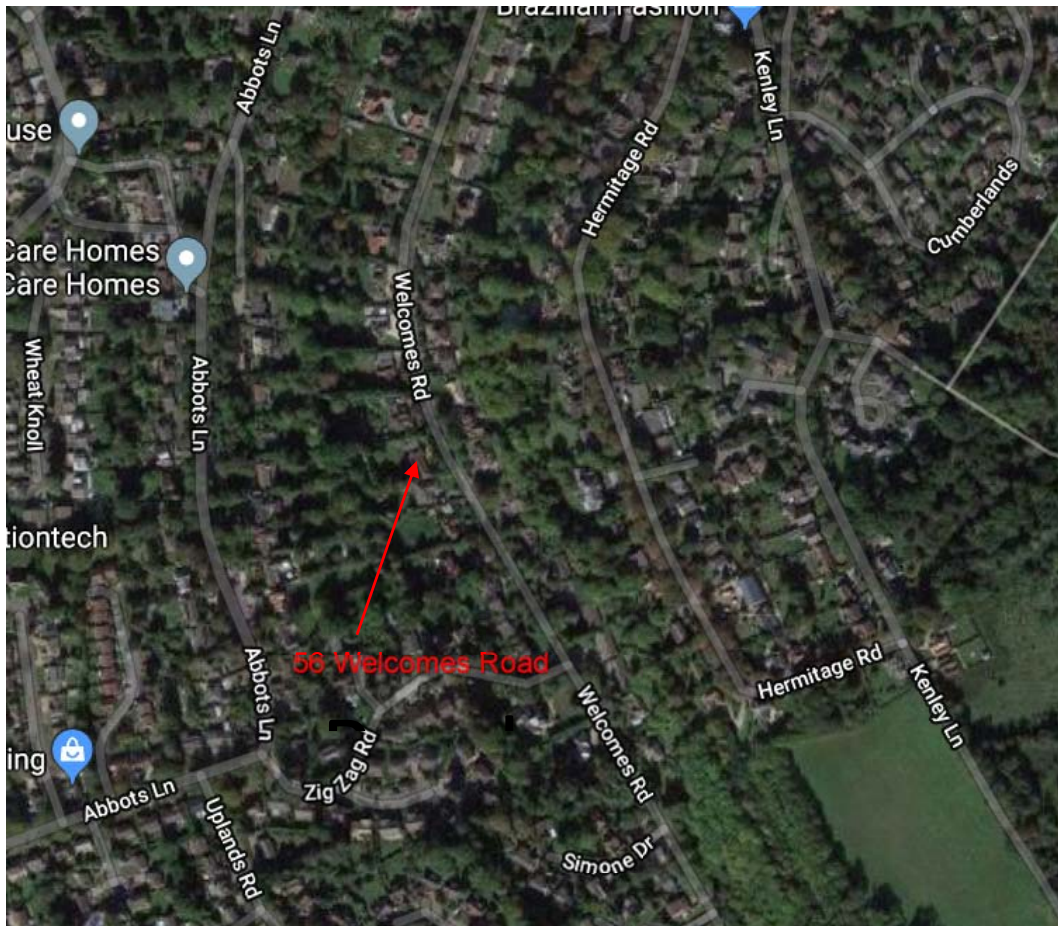


Figure 2: Aerial street view within the surrounding streetscene

- 3.4 The surrounding area is residential in character comprising substantially single storey and two-storey detached properties within extensive plots.
- 3.5 The site is located within an area at risk of Surface Water Flooding. The site is located within a PTAL 1b area.

Planning History

3.6 The most relevant planning history associated with the site is noted below:

- 18/03248/PRE: Demolition of dwelling and erection of flats

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate for its setting.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are acceptable and Nationally Described Space Standard (NDSS) compliant.
- The trees are appropriately protected subject to conditions.
- The level of parking and impact upon highway safety are considered acceptable.

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

No of individual responses: 60 Objecting: 60 Supporting: 1 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>Principle of development</i>	
The proposal does not adhere with Policy SP2.7 of the Croydon Local Plan 2018.	This is addressed in section 8.2 – 8.34 of this report.
<i>Design and appearance</i>	
Out of keeping with the surrounding area, 3-storey height and overbearing scale.	This is addressed in section 8.5 to 8.11 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Adverse impact on neighbouring properties during construction – disturbance, noise, traffic and pollution.	Construction hours and related disturbance will be controlled via conditions
VSC, windows assessment at no.54 are incorrect	The Sunlight and Daylight Assessment states that windows 2 & 3 at 58 Welcomes Road and windows 15 & 16 at 54 Welcomes Road are equal in size. The objector stated that windows 15 & 16 serve studies which are non-habitable rooms. Therefore the potential impact from the proposal would not be significant.
<i>Impact of the development on the future occupiers</i>	
Loss of garden, no children play ground private amenity areas.	This is addressed in section 8.12 to 8.16 of this report.

Over development. Units are small and cramped	This is addressed in section 8.12 to 8.16 of this report.
One parking space is next to proposed window	This is addressed in section 8.13 of this report.
Access for disabled	This is addressed in section 8.12 to 8.16 of this report.
<i>Trees and ecology</i>	
Impact on wildlife and habitat	This is addressed in sections 8.30 to 8.31 of this report.
<i>Highways and parking</i>	
Insufficient parking provision.	This is addressed in section 8.22 to 8.27 of this report.
Increased risks due to increased traffic and no separation of pedestrians and vehicles	This is addressed in section 8.22 to 8.27 of this report.
There is no swept path drawings provided	This is addressed in section 8.22 to 8.27 of this report.
Access for dust cart	This is addressed in section 8.22 to 8.27 of this report.
<i>Other material considerations</i>	
Flood risk issues	This is addressed in section 8.29 of this report.
No evidence of CIL used for infrastructure	This is addressed in section 8.32 of this report.
Bins and cycle stores are inadequate	This is addressed in section 8.25 to 8.26 of this report.

6.3 Cllr Steve O'Connell objected to the proposal on the grounds below:

- Over-development
- Detrimental to character of the area
- Cumulative effect by the developments already approved
- Negative impact on parking overspill and air quality

6.4 Residential Association objected to the proposal on the grounds below:

- Lack of accessibility
- Overlooking
- Inadequate Parking
- Waste Management
- Pedestrian buffer is provided but how to restrict overflow vehicles
- Impact on trees
- Contrary to Croydon SPD2 and other policies

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

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
- DM18 - Heritage assets and conservation
- 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

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee are required 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 Biodiversity
8. Other matters

Principle of Development

8.2 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. Approximately 30% of future housing supply may be delivered by windfall sites which provide sensitive renewal and intensification of existing residential areas and play an important role in meeting demand in the capital, helping to address overcrowding and affordability issues.

8.3 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 material impacts, a residential scheme such as this is in principle supported.

- 8.4 Policies aim for there to be no loss of 3 bedroom homes as originally built, homes under 130m² and that 30% of homes should be family homes (including 2 bed 4 person homes). The existing building on site is a three/four bedroom bungalow. The existing floor area is approx. 197m². The scheme proposes 9 family units (3 x 3 bedroom, 5 persons units and 6 x 2 bedroom, 4 person units) which exceeds 30%, so there is a net uplift in family homes.

Townscape and Visual Impact

- 8.5 The existing dwelling is not statutorily or locally listed and therefore there is no objection to its demolition. The existing dwelling has been extended to the side elevation.
- 8.6 Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys, respecting local character. The proposed building would be 3 storey. The proposed design approach is sympathetic to the surrounding area. The design deals with the constraints of the site whilst maximising the number of units to be provided.



Figure 3: Proposed Front Elevation



Figure 4: Proposed Rear Elevation

- 8.7 The proposed building would be reduced in width from the existing building and it would be setback from both side boundaries. It would have a pitched roof respecting the existing roof form. The proposal creates an acceptable scheme which is a positive addition to the area. The proposed front elevation includes front gables, with distinctive projecting bay features. The front and rear have in-set balconies within the built form and the front also has Juliet balconies. The nature of this part of Welcomes Road is defined by buildings which are in the main, individual in style set within large, spacious plots. The proposed design is considered to respect the wider area, with the appearance from the roadside of a large detached dwelling.
- 8.8 The proposal would utilise brick walls with hanging tiles, aluminium windows, timber doors and roof tiles. Details of all external facing materials and key junctions including sample boards of facing materials, fenestrations and finishes will be controlled via a condition.
- 8.9 The proposal would provide communal space at the front and side of the building. Shared amenity space and children's play area will be located close to the southern boundary. To the rear of the building land levels rise substantially and children's play space is shown in this area on the drawing. The landscape to the rear works with the levels as much as possible but a condition is recommended. Bicycle storage will be located close to the northern boundary. To the front of the building, existing car access at northern side and other access routes will be removed and some of the trees and vegetation will be retained. Car parking will be at the front and there will be green space, trees and vegetation. New access to the site will be at southern side. Refuse/bin storage will be close to southern boundary of the site. There will also be soft boundary treatment at the front boundary separating the site and the main road.
- 8.10 The proposed location of refuse stores being close to front entrance and less than 20m from the road is considered acceptable for both future occupiers and refuse collection.

It should provide at least 1,320 ltrs in total based on the number of bedrooms proposed. The proposed materials and detailed design are not clear on the drawings. It should have high quality materials and its design should be sympathetic to the main building. Further details of the refuse stores will be controlled via condition.

- 8.11 Overall the scheme is considered to be a sensitive intensification of the site which makes the best use of the site, creates a homogenous development, which is of an appropriate scale and that respects the existing character of the wider area. It is considered acceptable subject to conditions.

Housing Quality for Future Occupiers

- 8.12 All the units would comply with requirements set out by the Nationally Described Space Standards (NDSS) in relation to units, bedrooms and floor to ceiling heights. All units would be afforded adequate private amenity spaces. Most of proposed habitable windows and all private amenity space would face west or east. Therefore the units would receive acceptable amount of daylight and sunlight. The section drawings provided by the applicant show that the topography at the back of the property would not have significant impact on outlook to the rear windows at ground floor level. A condition will be recommended to require details. Windows at ground floor level at side and rear elevations need to be obscured glazed up to 1.7 metres from the internal floor height to protect overlooking issue from communal path, which will be conditioned.
- 8.13 Concerns were raised by public that one of the parking bays is close to front windows. The parking will be 1.5m from the terrace and 2.5m from openings of flat 3 and there will be vegetation and soft treatment in between. Therefore on balance it is considered acceptable.
- 8.14 The proposed building would have level access internally as well as externally from the building. It is noted that the large part of the green space at the rear of the application site is constrained by topography. Therefore it would be difficult to provide communal area/child space in this area. A child play space/ outdoor communal space is shown to be provided on southern side of the site which would be approx. 42 sqm with vegetation/trees along the boundary. It would be separated from the parking area at front. Given the constraint of the site and that all units will have sufficient internal floor area and private amenity space, the proposed communal area/child space is considered acceptable. A detailed landscaping scheme is proposed to be secured by condition.
- 8.15 In terms of accessibility, given the topography of the area at the rear of the site, level access is not provided to the back where the slope is. Flats 1 and 2 at ground floor level are potentially adaptable for M4 (3) users, taking into account their overall size. This can be secured by condition.
- 8.16 The development is considered to result in an acceptable quality development including 3 x 3 bedroom family units and 6 smaller family units as well as all units having acceptable private amenities and capacity to provide child playspace and communal space which overall provide an acceptable standard of accommodation for future occupiers.

Residential Amenity for Neighbours

- 8.17 The properties that have the potential to be most affected are the adjoining occupiers at 54 and 58 Welcomes Road. 39 and 41 Abbots Lane are located to the rear and 53 and 55 Welcomes Road are located opposite on Welcomes Road. Figure 4 below indicates locations of the neighboring properties.



Figure 5: Proposed Block Plan

53 and 55 Welcomes Road, 39 and 41 Abbots Lane

- 8.18 There would be more than 30 metres between the proposed building and the front/rear elevations of the four neighbouring properties above. Owing to this significant separation between the built forms and existing landscaping, overall the proposal is not considered to impact upon the amenities of these adjoining occupiers.

54 Welcomes Road

- 8.19 The proposed building will be approx. 12m from no.54's side elevation. The proposal will be pushed back from the side boundary comparing to the existing structure and it would pass 45 degree rule of thumbs. A daylight and sunlight assessment has been submitted with the proposal which indicates that the proposal would comply with BRE guidance in regards its impact upon this adjoining occupiers amenities both internally

and externally within their existing garden space. All side windows at first floor level and above will need to be non-openable and obscured glazed up to 1.7 metres from the internal floor height to restrict overlooking, which will be conditioned.

- 8.20 Overall it is therefore considered that the amenities of these adjoining occupiers would not be detrimentally affected in terms of sunlight, daylight, outlook and overlooking.

58 Welcomes Road

- 8.21 The proposal will be pushed back from the side boundary comparing to the existing structure and have a modest scale and massing. It would also pass 45 degree rule of thumbs. A daylight and sunlight assessment has been submitted with the proposal which indicates that the proposal would comply with BRE guidance in regards its impact upon this adjoining occupiers amenities both internally and externally within their existing garden space. All side windows at first floor level and above will need to be non-openable and obscured glazed up to 1.7 metres from the internal floor height to restrict overlooking, which will be conditioned. Overall it is therefore considered that the amenities of these adjoining occupiers would not be detrimentally affected in terms of sunlight, daylight, outlook and overlooking.

Access and Parking

- 8.22 The site falls within a PTAL of 1b, considered to be poor. The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. 1-2 bedroom units should provide a maximum of less than 1 space per unit and 3 bedroom units up to 1.5 spaces per unit. Policy DM30 also states that in areas of good public transport (PTAL 4 and above) the impact of car parking in any development should be reduced.
- 8.23 9 off street parking spaces are provided for the flats which falls within the London Plan standard as well as current adopted local polices of up to 1.5/unit. Number of parking provided is considered sufficient and appropriate. The applicant has indicated the dimension of parking being 2.4m x 4.8m which meets the requirement.
- 8.24 A swept path and visibility sightlines have been added on the drawing which are acceptable. In compliance with the London Plan, electric vehicle charging points are proposed to be installed in the parking area and this can be secured by way of a condition.
- 8.25 Cycle storage facilities would comply with the London Plan (which would require 18 spaces). The cycles would be stored in a purpose built structure to the side boundary, which would be accessible externally. The materials of wall and roof would match the main building. This is considered an appropriate approach to provide these facilities.
- 8.26 The location of the refuse store is checked on the drawing and it would be less than 20m from the road which is considered acceptable. The materials and detail of the

refuse structure are not clear on the drawing which will be requested via condition. It should provide at least 1,320 ltrs in total which will also be secured via condition.

- 8.27 Taking into account the sites location within a residential area, a Construction Logistics Plan (CLP) will be required via condition. The applicant needs to show that they have consulted with the Welcomes and Uplands Road Association (WURA) with regards to the CLP. A Car Park Design & Management Plan will need to be submitted for approval by the LPA prior to commencement of works.

Environment and sustainability

- 8.28 Conditions can 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.
- 8.29 The applicants have submitted a Flood Risk Assessment (FRA) which has reviewed the existing on-site scenario and proposed a number of mitigation methods including Geocellular soakway system and permeable paving. It is therefore considered acceptable.

Trees and Biodiversity

- 8.30 The proposal has been assessed in relation to its impact upon existing trees. 11 trees will be removed and 6 trees will have works carried out. A landscape scheme is requested to provide an overall improvement to the local landscape including adequate replacement of trees. Such a scheme should provide native non-varietal plants in line with Croydon's design guide. The landscape scheme will be conditioned.
- 8.31 There are concerns raised by public about biodiversity. The applicant submitted Preliminary Ecological Appraisal (Chase Ecology, 2019) including impacts of development on Protected & Priority habitats and species, particularly bat, bird and tree species, and identification of proportionate mitigation. Ecological Consultant was consulted and raised no objections subject to conditions. Wildlife Sensitive Lighting Scheme and Biodiversity Enhancement Strategy need to be submitted to and approved by the Council prior to occupation of the property.

Other matters

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

Conclusion

- 8.33 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard and would not harm the visual amenities of the area or adjoining occupiers. The proposed impact on the highway network and parking provision is acceptable. The proposal is therefore overall considered to be accordance with the relevant polices.

8.34 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

16th January 2020

Part 8 Other Planning Matters

Item 8.1

<p>Report of: Director of Planning and Strategic Transport</p> <p>Author: Julia Dawe</p>	<p>Title:</p> <p>Confirmation of Article 4 Direction (Houses in Multiple Occupation) – Removal of Permitted Development Rights to Change Use From a Dwelling House (C3) to a Small House in Multiple Occupation – HMO (C4)</p>
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1 RECOMMENDATION

After taking into account representations received and officers’ response to such considerations, it is recommended that the “non-immediate” Article 4 Direction dated 24th January 2019 be confirmed, to come into force on 28th January 2020.

2 BACKGROUND

- 2.1. On 11th January 2019, a formal resolution was made by the Director of Planning and Strategic Transport (under delegated powers) to approve the making of a “non- immediate” Article 4 Direction, to remove permitted development rights for the change of use from a dwelling house (C3) to a small house in multiple occupation (HMO) (C4). A copy of this delegated report (which outlines the reasons for making the “non-immediate” Article 4 Direction and the associated circumstances) is attached at Appendix 1.
- 2.2. The non-immediate Article 4 Direction was formally made (under the common seal of the London Borough of Croydon) on the 18th January 2019 and came into effect on the 24th January 2019.
- 2.3. As part of the confirmation process, the local planning authority is required to publicise the making of the Article 4 Direction and consult those who might be affected by the removal of permitted development rights specified by the Direction. There is a requirement to consider any representations received and take them into account when determining whether the Direction can be confirmed. This report presents the responses to the consultation and any other responses (including any made by the Secretary of State) and seeks a decision on whether to confirm the “non-immediate” Article 4 Direction.
- 2.4. The consultation consisted of a six week period which commenced on 24th January until 8th March 2019 which adopted the following format:
 - Notice displayed and associated document provided at the Town Hall and Access Croydon

- Press Release and social media posts
- Notice in Croydon Guardian newspaper
- All Council HMO webpages updated and provided with a link to the consultation “Get Involved page”
- Letter emailed to Secretary of State, statutory consultees and duty to corporate bodies
- Letter emailed to GDPR approved contacts on Local Development Framework database
- Letter mailed to landlords on the Council’s mandatory HMO register and the Selective Licensing register (which incorporates non mandatory HMOs).
- Information provided to HMO/tenancy team to include in their landlord forums and newsletters

2.4 There were no issues raised regarding the consultation process or further issues identified throughout the consultation period that suggested that a further process was required. This report therefore presents the extent to which the representations may influence a final decision on whether to confirm the “non-immediate” Article 4 Direction. During the consultation period, numerous phone calls were taken by the Spatial Planning and HMO teams, seeking clarification as regards to the implications of the Article 4 Direction.

2.5 The Secretary of State (as required by the Regulations) has been consulted as part of this process as he/she needs to consider whether the Council’s approach satisfies National Policy on the use of Article 4 Directions. If the Secretary of State is not satisfied, he/she may intervene to order that the Article 4 Direction should not be confirmed. No intervention has been received from the Secretary of State to date.

3. REVIEW OF COMMENTS RECEIVED AND ASSOCIATED OFFICER COMMENTS

3.1. In total, 50 representations were received, with the majority of representations (72%) indicating that they were supportive of the Article 4 Direction. Many representations also took the time to highlight issues with current HMOs in their local area as a main reason for supporting the use of an Article 4 Direction. Other supportive representations cited the loss of family homes and the impact of conversions on the surrounding neighbourhood and infrastructure. Representations in some cases named specific areas where current HMOs were problematic (South Norwood, Bingham Road, Oval Road, West Thornton, Chatsworth Conservation Area, Norbury Crescent, Stanford Road and Blacksmith’s Hill). However, no area was identified multiple times.

3.2. Of the supportive representations, seven agreed with the recommendation but raised concerns regarding the non-immediate nature of the Direction and questioned why it could not be implemented immediately.

3.3. Ten representations (20%) did not support the Article 4 Direction, focussing on issues such as additional cost, the impact of planning application processes on renters and the need for this type of accommodation in the Borough.

- 3.4. Four representations made observations, but did not clearly support or object to the Direction.

RECOMMENDED RESPONSE TO COMMENTS RECEIVED

- 4.1 Taking the comments in turn by summarising the issues, these are the recommended responses to comments received.

Need for making the Article 4 Direction for Small HMOs

- 4.2 There was clear support for the making of an Article 4 Direction; to bring such development under planning control, linked to the proliferation of small HMOs. Evidence was cited by those who responded of environmental and social issues that would be addressed through a planning application process, such as the location of bin storage and the loss of 3 bedroom homes. Officers are satisfied that there is a need to confirm the Article 4 Direction.

Introduce the Article 4 Immediately

- 4.3 There were calls to introduce the Article 4 immediately. Whilst there was some evidence to support an immediate Article 4, in accordance with best practice, legal precedents and compensation considerations, a non-immediate Article 4 confirmation process (allowing a one year period to implement proposed changes without compensation claim) was followed. This approach also followed the previous method adopted by the Council in respect of the Croydon Opportunity Area Office to Residential non-immediate Article 4 Direction. This should also avoid claims for compensation and a financial obligation on the Council. For this reason it is recommended that confirmation of the Article 4 Direction should come into force on 28th January 2020.

Borough Wide or Specific Area

- 4.4 The consultation was borough-wide and responses received indicated problems with HMOs in a wide range of locations across the borough, with no particular area receiving a larger number of comments. Officers are satisfied that there was no one particular area where there was an issue, which aligns with the broad conclusions of the supporting evidence. Additionally, some comments favoured a borough wide approach. Consequently and to limit problems being moved from one area to another, it is recommended that the Article 4 Direction should apply borough-wide.

Other Matters

- 4.5 The introduction of the Article 4 Direction was supported by evidence that highlighted the wider environmental and social effects of such development, such as the impact on the amenity of existing residents and the loss of family homes. Since the January 2019 resolution, the Strategic Housing Market Assessment (2019) has been updated to support the emerging Local Plan Review. Whilst this updated report still recognises the need for this type of accommodation, the reason for proposing the Article 4 Direction was to ensure that family homes are

protected; in view of the clear need to retain such accommodation remains identified in the evidence. Moreover, whilst concern was expressed about the additional regulation and associated cost, plans and supporting information is currently required when seeking to secure an HMO Licence and similar information would be required when applying for planning permission. The cost of applying for planning permission in such circumstances would be £96 (based on the current fee schedules - set nationally). Officers are therefore satisfied that there is a strong case to remove permitted development and bring such development under planning control and would represent a proportionate response to the issues raised.

Other Responses Considered

- 4.6 It should be noted that the Secretary of State has not responded to request further information or intervene in the making of the Article 4 Direction to date.

5. Next Steps

- 5.1. The Council has previous experience of managing the implementation of an Article 4 Direction removing permitted development rights; the Croydon Opportunity Area office to residential PD rights were removed in 2014. This has informed the process for implementation, in addition to the formal process as required by the regulations. There have been ongoing discussions between Spatial Planning, Development Management/Planning Enforcement and the HMO Licencing Team through the making of the Article 4 Direction and this will continue up to and beyond this confirmation, to ensure smooth and efficient implementation, continued joint working and a sound and robust information sharing process.
- 5.2. Officers are satisfied that sufficient information has been available (over the last 12 months) to enable proposed HMO developers to undertake work that was already being commenced or carried out in exercising their rights under permitted development.
- 5.3. Future development to create a small HMO will need planning permission as well as a licence from the Council. These two legal requirements are separate; one cannot prevent the other from being granted. However, officers believe that through updated procedures and effective communication, the processes will be aligned for implementation.
- 5.4. How many planning applications are received following the removal of the permitted development right will be monitored. The effects of the introduction of the Article 4 Direction on current and future planning policy will also be monitored by way of the Authority's Annual Monitoring Report.

6. RELEVANT POLICIES AND GUIDANCE

- 6.1. An Article 4 Direction is made under article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and in accordance with Schedule 3 of that Order. The making of an

Order has to be in accord with the National Planning Policy Framework (NPPF) and Departmental guidance.

The relevant section of the NPPF is paragraph 53 which states;

“The use of Article 4 Directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities).....”

The relevant Departmental guidance is Paragraph: 038 Reference ID: 13-038-20190722 which explains;

When is it appropriate to use Article 4 Directions?

The use of Article 4 Directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. The potential harm that the direction is intended to address should be clearly identified. There should be a particularly strong justification for the withdrawal of permitted development rights relating to:

- *a wide area (e.g. those covering the entire area of a local planning authority, National Park or Area of Outstanding National Beauty)*
- *agriculture and forestry development. Article 4 directions related to agriculture and forestry will need to demonstrate that permitted*
- *development rights pose a serious threat to areas or landscapes of exceptional beauty*
- *cases where prior approval powers are available to control permitted development*
- *leisure plots and uses*
- *the installation of microgeneration equipment*

6.2 The conversion of C3 housing to a small house in multiple occupation can be carried out under permitted development rights and unlike some permitted development rights, this change of use does not even require prior approval. Therefore, there is currently no consideration of the environment, neighbour amenity or the loss of family homes that would otherwise be required as part of a planning application process, determined in accordance with the development plan. Therefore and in accordance with paragraph 53 of the NPPF and the supporting guidance, it is considered that the most appropriate way to address these issues is to apply a borough-wide Article 4 Direction removing permitted development rights.

7 SUMMARY

7. An Article 4 direction is made under article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and in accordance with Schedule 3 of that order. The making of an order has to be in accord with the National Planning Policy Framework (NPPF) and Departmental

Guidance. It has been demonstrated that it is necessary to protect local amenity, family housing, take account of environmental considerations and the wellbeing of the area to make and now confirm the Article 4 Direction for the removal of permitted development rights to change a home into a small HMO.

Background Documents

Web page <https://www.croydon.gov.uk/planningandregeneration/make-application/article-4-directions/small-house-in-multiple-occupation-hmo>

Borough-wide Non-Immediate Article 4 Direction House in multiple occupation (HMO) Evidence Report -

<https://www.croydon.gov.uk/sites/default/files/articles/downloads/Borough-Wide%20Non-Immediate%20Article%204%20Direction%20-%20House%20in%20multiple%20occup....pdf>

SHMA 2019 -

<https://www.croydon.gov.uk/sites/default/files/articles/downloads/Croydon%20SHMA%20Update%20-%20V6.pdf>

CROYDON COUNCILPLACERECORD OF DELEGATED DECISION

TITLE	BOROUGH-WIDE NON-IMMEDIATE ARTICLE 4 DIRECTION FOR THE CHANGE OF USE FROM A DWELLING HOUSE (C3) TO SMALL HOUSE IN MULTIPLE OCCUPATION (HMO) (C4)
REFERENCE NO.	028 (19) DD
SUMMARY (include all appropriate considerations to the decision)	<p>BACKGROUND</p> <p>This report seeks delegated authority to undertake the introduction of a "non-immediate" Article 4 Direction in accordance with the requirements set out in Schedule 3 under the Town and Country Planning (General Permitted Development) (England) Order 2015 to allow a Local Planning Authority to remove permitted development rights for the change of use between a dwelling house (C3) and a small House in Multiple Occupation (HMO) (C4).</p> <p>Currently, changes of use between a dwelling house (C3) and small HMO (C4) do not require planning permission as it is permitted development under Class L of The Town and Country Planning (General Permitted Development) (England) Order 2015. The change of use from a dwelling house (C3) to a 'large' HMO (Sui-Generis) does however require planning permission.</p> <p>Evidence supporting the Croydon Local Plan 2018 identified a need to protect and deliver a large proportion of family homes to meet the estimated need as part of the borough's overall housing need. For this reason policy SP2.7 of the Croydon Local Plan 2018 sets a strategic target for 30% of all new homes in Croydon up to 2036 to have 3 or more bedrooms to provide homes for existing and future families in Croydon. Additionally, in order to meet this strategic demand Policy DM1.2 on Housing Choice for Sustainable Communities seeks to protect the loss of 3 bedroom homes (as originally built) or the loss of homes smaller than</p>

	<p>130m². Also, Policy DM1.1 requires that any new build development or conversions consisting of 10 or more units will need to provide a minimum percentage of 3 or more bedroom units as part of their scheme. Over the past 10 years, Croydon has lost over 900 family homes to conversion and large HMO properties. This does not include the number of family homes lost to the current permitted development right, which remains unknown due to the inability to specifically quantify the change of uses. However, other sources of data and intelligence from other Council Services, especially the Landlord Licencing and Environmental Services point to any ever increasing number of small HMOs in the borough. Given the rapid decline in necessary family home stock in the borough, the introduction of this Non-Immediate Article 4 has never been more relevant and justified.</p> <p>PROPOSED PERIOD OF REPRESENTATIONS</p> <p>Schedule 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 states that an Article 4 Direction without immediate effect introduced by a Local Planning Authority (LPA) must be notified for a minimum of 21 days during which representations concerning the direction may be made to the LPA for consideration by the Council in making the Direction. For a non-immediate Article 4 Direction, this notice must occur as soon as practicable after the direction has been made and must specify the date on which it is proposed that the direction will come into force. The Council is proposing to provide a 6 week period for representations to be submitted. Notices will be available via local advertisement, at two (2) locations in the borough and via written correspondence to contacts on the Council's Local Development Framework (LDF) database. Following the period for representations, the Council must take into account any representations received during the period and make a decision as to whether to "confirm" the direction. The decision to confirm must not occur until the expiration of 28 days following the latest date on which any notice relating to the direction was published. If</p>
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	<p>the decision is not to confirm the Article 4 Direction, the Direction will lapse.</p> <p>Following confirmation, a "non-immediate" Article 4 Direction would come into effect in 12 months on the date specified in the publication notice.</p> <p>TIMETABLE</p> <p>The process and proposed timetable for the making of this "non-immediate" Article 4 Direction is as follows:</p> <p>January 2019 to March 2019: Six-week period for representations for the "non-immediate", borough-wide Article 4(1) Direction, during which comments can be made.</p> <p>Spring 2019: Report back to Planning Committee on the results of the six-week period for representations, and after taking all responses into consideration, a decision will be taken on whether to confirm that the Article 4(1) Direction. If confirmed it will come into effect in January 2020.</p> <p>January 2020: The Council will give notice of the confirmation of the Article 4(1) Direction.</p> <p>FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS</p> <p>The decision to introduce a "non-immediate" Article 4 Direction will avoid claims for compensation from the Council.</p> <p>The introduction of a "non-immediate" Article 4 Direction would result in fee income for the Planning Department through the cost of submitting a planning application. However, this is likely to be cost neutral given the resource needed to determine the submitted planning applications.</p> <p>LEGAL AND STATUTORY IMPLICATIONS</p> <p>Whilst the Council has powers to make an Article 4 Direction, it must be referred to the Secretary of State where there is residual power to intervene and prevent the Article 4 Direction from remaining in effect.</p>
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	<p>RISK MANAGEMENT</p> <p>There is a risk that the Secretary of State may intervene and prevent the introduction of an Article 4 Direction if it is considered the need for the Article 4 Direction is not justified.</p>
<p>RECOMMENDATIONS</p>	<p>The Council approve the undertaking of a borough-wide "non-immediate" Article 4 Direction to remove permitted development right for the change of use from residential use (C3) to small HMO use (C4).</p>
<p>BACKGROUND PAPERS/ CABINET OR COMMITTEE REPORT</p>	<p>Borough-Wide Non-Immediate Article 4 Direction</p> <p>Borough-Wide Non-Immediate Article 4 Direction for the change of use from a dwelling house (C3) to a small house in multiple occupation (HMO) (C4) - Evidence report</p>

I agree to the recommendation (as amended*)
 * delete as appropriate

Heather Cheesbrough

.....
 Print Name



.....
 Signature
 Director of Planning and Strategic Transport

.....
 Title
 11th January 2019

.....
 Date

PLANNING COMMITTEE AGENDA

16th January 2020

Part 8 Other Planning Matters

Item 8.2

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 9th December 2019 and 3rd January 2020.
- 1.4 During this period the service issued 280 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). 11 applications were withdrawn by the applicants (which also appear on the list).
- 1.5 Out of the 280 decisions issued, 40 were refused (14.2%). Therefore the approval rate for last reporting period was 85.8%.
- 1.6 Notable decisions are listed below
- On 23rd December 2019, planning permission was refused for the conversion of an existing flat at 58 Lower Addiscombe Road for up to seven persons with a rear second floor extension and roof extensions (LBC Ref 19/05124/FUL). The reason for refusal focussed on over-intensive use of the property detrimental to the amenities of immediate neighbours with likely pressure being placed on an already stressed on-street car parking situation.
 - Planning permission was issued on 10th December 2019 (following the completion of the associated S.106 Agreement) for the redevelopment of the Norbury Trading Estate involving 1,028 sq metres of replacement B1 floorspace, 536 sq metres of community floorspace and 73 residential units (LBC Ref 19/00305/OUT). This case was considered by the Planning Committee back in August 2019 and Members will recall that the scheme (as accepted) delivered 30% affordable housing with the affordable rented accommodation to be delivered at London

Affordable Rents.

- On 20th December 2019, planning permission was refused for the redevelopment of 88 Riddlesdown Road to provide a block of 21 self-contained flats with car parking, landscaping and associated works (LBC Ref 19/04371/FUL). The reason for refusal focussed on the following issues; lack of affordable housing, an insufficient level of family accommodation, lack of analysis to cover biodiversity and flood-risk issues and the detrimental impact of the proposed development on the character and appearance of the area.
- Planning permission has finally been issued (on 11th December 2019) in respect of the redevelopment of White Lodge (126 Foxley Lane and 1 Woodcote Drive) involving the erection of a three storey building comprising 21 special car residential units (neurological care) and the provision of associated facilities (LBC Ref 17/04657/FUL). This case was considered by the Planning Committee back in June 2018.
- Planning permission was granted on 30th December 2019 for the redevelopment of 330 Purley Way (part detailed/part outline) involving the erection of part 1, part 2 storey A1 units (next to the John Lewis At Home) and a flexible single storey A1/A3 unit (detailed element) and the demolition of the existing retail unit and the erection of three residential blocks (up to 4 storeys) comprising 56 residential units with ground floor commercial uses and a separate commercial unit at rear for B1b and B1c), B2 or B8 uses (outline element) (LBC Ref 18/02908/FUL). Members may recall that this scheme was the subject of a pre application submission to Planning Committee back in April 2018 and the scheme was determined by officers under delegated powers. This very much puts down a marker for mixed use redevelopment of the site (and neighbouring sites) in the future – rather than focussing purely on single use redevelopment scenarios.
- On 13th December 2019, planning permission was refused for the conversion of 63 Macclesfield Road in South Norwood as a 7 person HMO (LBC Ref 19/04846/FUL). The reasons for refusal focussed on the proposed loss of a small family house.
- Planning permission was issued on 23rd December 2019 in respect of the redevelopment of 37 Russell Hill Road (4 days after the Planning Committee resolution to grant planning permission subject to completion of the associated S.106 Agreement) involving the erection of a part 2, part 8 story building (with basement) to accommodate 47 residential units with parking, access and landscaping. In accordance with good practice, the S.106 Agreement was being negotiated/drafted alongside the planning application determination process which facilitated the speedy issuing of the eventual planning decision. As officers outlined when presenting to the 19th December 2019 Planning Committee, a decision had already been taken (under delegated powers) in respect of the redevelopment of the neighbouring site at 29-35 Russell Hill Road and officers are currently finalising the S.106 Agreement in respect of this neighbouring scheme and it is hoped that planning permission for this neighbouring site should be issued later this month facilitating the regeneration of this part of Purley and the delivery of significant levels of affordable housing.

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. :	19/02835/FUL	Ward :	Addiscombe East
Location :	43 Northampton Road Croydon CR0 7HD	Type:	Full planning permission
Proposal :	Demolition of side projection. Erection of of a two storey side extension, single storey rear extension and rear gabled roof. Conversion of resulting building to provide 1 x 3-bed, 2 x 1-bedroom and 2 x studio flats (amended drawings).		
Date Decision:	12.12.19		

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04916/FUL **Ward : Addiscombe East**
Location : 11 Blackhorse Lane Type: Full planning permission
Croydon
CR0 6RT
Proposal : Conversion of a dwelling house (use class C3) into two self-contained flats.
Date Decision: 03.01.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05142/LP **Ward : Addiscombe East**
Location : 37 Nicholson Road Type: LDC (Proposed) Use edged
Croydon
CR0 6QT
Proposal : Use of the dwelling as a small HMO for 6 occupants within Use Class C4.
Date Decision: 19.12.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05175/FUL **Ward : Addiscombe East**
Location : 11 Bingham Road Type: Full planning permission
Croydon
CR0 7EA
Proposal : Replacement of existing vehicle access gate, from a sliding gate to opening double gates. The proposal also includes landscaping amendments within the rear setback, including extension of the existing elevated rear patio area.
Date Decision: 17.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05310/FUL **Ward : Addiscombe East**
Location : 58 Ashburton Road Type: Full planning permission
Croydon
CR0 6AN
Proposal : Change of use from previous use as a hostel for adults with mental illness, to a talking and therapy centre for adults with mental illness within use class D1 (non residential institution) (Extension of planning permission 16/01470/P for a further temporary period of 3 years).

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Date Decision: 31.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05536/CAT
Location : 38 Ashburton Road
Croydon
CR0 6AN
Proposal : 1 x Sycamore - Fell to ground level

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

Bad shape and form from historic heavy pruning / causing excessive shade to the garden/property of No 1 Ashburton Close

Date Decision: 23.12.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/05844/CAT
Location : 64 Havelock Road
Croydon
CR0 6QP

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

Proposal : G1 Cypress x 4 - Cut back all overhanging into Bolney Grange to fenceline

Date Decision: 03.01.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/05847/LP
Location : 121 Bingham Road
Croydon
CR0 7EN

Ward : Addiscombe East
Type: LDC (Proposed) Operations edged

Proposal : Demolition of existing conservatory and erection of single-storey rear extension.

Date Decision: 03.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03732/CONR
Ward : Addiscombe West

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : Rees House/ Morland Lodge And 6 Morland Road
Croydon
CR0 6NA

Type: Removal of Condition

Proposal : Demolition of existing buildings & erection of a part four/part five storey building to create a 1200 place (900 pupils & 300 6th Form Post-16 Pupils) six form entry secondary school with associated access and landscaping (incorporating a roof top multi use games area (MUGA)) (without compliance with Condition 1 of permission 17/03709/FUL).

Date Decision: 19.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04113/DISC

Location : Rees House/ Morland Lodge And 6 Morland Road
Croydon
CR0 6NA

Type: Discharge of Conditions

Ward : **Addiscombe West**

Proposal : Discharge of Condition 7 (Landscaping) and Condition 9 (Travel Plan) attached to planning permission 17/03709/FUL for Demolition of existing buildings & erection of a part four/part five storey building to create a 1200 place (900 pupils & 300 6th Form Post-16 Pupils) six form entry secondary school with associated access and landscaping (incorporating a roof top multi use games area (MUGA))

Date Decision: 18.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04308/DISC

Location : Land Adjacent To East Croydon Station And Land At Cherry Orchard Road, Cherry Orchard Gardens, Billington Hill, Croydon.

Type: Discharge of Conditions

Ward : **Addiscombe West**

Proposal : Discharge of conditions 32 and 34 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: 19.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04418/FUL

Ward : **Addiscombe West**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 4 Vincent Road
Croydon
CR0 6ED

Type: Full planning permission

Proposal : Erection of part single, part two storey side/rear extensions in addition to extensions to the roof in order to facilitate the conversion the existing dwelling into 5 flats with associated amenity space, cycle and waste stores.

Date Decision: 20.12.19

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

Level: Delegated Business Meeting

Ref. No. : 19/04677/HSE
Location : 203 Morland Road
Croydon
CR0 6HE

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

Proposal : Erection of side/rear boundary fence

Date Decision: 13.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04893/DISC
Location : Land Adjacent To East Croydon Station And
Land At Cherry Orchard Road, Cherry
Orchard Gardens, Billington Hill, Croydon

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

Proposal : Discharge of condition 21 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: 20.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04943/ADV
Location : Easy Hotel
20-24 Addiscombe Road
Croydon
CR0 5PE

Ward : **Addiscombe West**
Type: Consent to display advertisements

Proposal : Erection of a new internally illuminated fascia sign

Date Decision: 23.12.19

Consent Granted (Advertisement)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Level: Delegated Business Meeting

Ref. No. : 19/05056/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 : Discharge of condition 13 (details of Electric Vehicle Charging Points) 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: 19.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05124/FUL **Ward : Addiscombe West**
Location : 58 Lower Addiscombe Road Type: Full planning permission
Croydon
CR0 6AA
Proposal : Conversion of the existing flat into a large HMO (sui generis) for up to seven people with
rear second floor and roof extensions. New shop front and access to the upper floors

Date Decision: 23.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05138/LP **Ward : Addiscombe West**
Location : 17 Freemason's Road Type: LDC (Proposed) Use edged
Croydon
CR0 6PB
Proposal : Use of the dwelling as a small HMO for 6 occupants within Use Class C4.

Date Decision: 19.12.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05169/DISC **Ward : Addiscombe West**
Location : Easy Hotel Type: Discharge of Conditions
22 Addiscombe Road
Croydon
CR0 5PE

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Proposal : Details pursuant to the discharge of condition 4 (pedestrian access) of planning permission 19/02635/FUL for 'The installation of new access doors to the existing office'

Date Decision: 31.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05173/CAT
Location : Sinclair Court And Tierney Court
1 Canning Road
Croydon
CR0 6QA

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

Proposal : T1: Lime - re-pollard and remove basal growth. T2: Sycamore - re-pollard. T3: Common Lime - re-pollard. T4: Common Lime - re-pollard. T5: Common Lime - re-pollard and remove basal growth. T7: Sycamore - prune away from road sign by 1.0m. Raise low canopy to 3.0m. T9: Common Lime - Raise low canopy to 3.0m. T10: Common Lime - Raise low canopy to 3.0m. T11: Common Lime - Raise low canopy to 3.0m. T13: Sycamore - Reduce crown height by 2.5m. Reduce crown radial spread by 1.0m. T15: Sycamore - Reduce crown height by 3.0m. Reduce crown radial spread by 1.5m. Raise canopy to 3.0m. T16: Common Lime - Shorten laterals to allow a 2.0m. T17: Common Lime - Small crowned tree - re-pollard. T18: Common Lime - re-pollard. T30: Sweet Chestnut - Raise low canopy to 2.5m. Shorten laterals to allow a 3.0m clearance from building. T31: Lawson Cypress - Crown raise over footpath to 2.5m height. T32: Pillar Apple - Shorten laterals to allow a 3.0m clearance from building. T33: Sargent Cherry - Reduce crown height by 1.5m. Reduce crown radial spread by 1.5m. Raise low canopy to 2.5m T35: Common Ash - Fell and treat stump. T39 - Sargent Cherry - Raise low canopy to 2.2m. T45 - Wild Cherry - Raise low canopy to 2.5m. T46: Sargent Cherry - Fell and treat stump. T50 Sargent Cherry - Remove westerly stem with dieback. T56 - Silver Birch - Raise low canopy to 2.2m. T57: Turkey Oak - Raise low canopy to 2.5m.

Date Decision: 23.12.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/05209/HSE
Location : 34 Tunstall Road
Croydon
CR0 6TU

Ward : Addiscombe West
Type: Householder Application

Proposal : Erection of single storey rear extension and internal alterations.

Date Decision: 17.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05256/DISC
Ward : Addiscombe West

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : Land Adjacent To East Croydon Station And Type: Discharge of Conditions
Land At Cherry Orchard Road, Cherry
Orchard Gardens, Billington Hill, Croydon.

Proposal : Discharge of condition 31 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: 20.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05263/LP Ward : **Addiscombe West**
Location : 16 Exeter Road Type: LDC (Proposed) Operations
Croydon edged
CR0 6EG

Proposal : The erection of a loft conversion, with a dormers in the rear roof slope and a rooflights in the front roof slope.

Date Decision: 30.12.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05274/FUL Ward : **Addiscombe West**
Location : 51 Warren Road Type: Full planning permission
Croydon
CR0 6PF

Proposal : Use of dwelling as HMO for up to 8 occupiers

Date Decision: 20.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05295/FUL Ward : **Addiscombe West**
Location : 74A Clyde Road Type: Full planning permission
Croydon
CR0 6SW

Proposal : Demolition of existing rear conservatory, erection of single-storey rear extension, installation of soil vent pipe, removal of chimney stack, installation of replacement windows, internal alterations and alterations to land levels at the rear of the site to include terrace.

Date Decision: 23.12.19

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 80 Melfort Road
Thornton Heath
CR7 7RN
Type: Full planning permission

Proposal : Reconfiguration of the existing flats at ground and first floor levels and provision of an additional studio flat in the roofspace, together with a single storey rear extension, rear and side/rear dormer roof extensions and front rooflights and new side elevation windows.

Date Decision: 20.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/04566/FUL
Location : Building Adjoining 208 Also Known As
208A Bensham Lane
Thornton Heath
CR7 7EP
Ward : **Bensham Manor**
Type: Full planning permission

Proposal : Erection of a first floor extension for use as a 1 bedroom dwellinghouse

Date Decision: 20.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/04913/FUL
Location : 170 Melfort Road
Thornton Heath
CR7 7RQ
Ward : **Bensham Manor**
Type: Full planning permission

Proposal : Proposed conversion of existing dwelling into two flats (1x3, 1x2 bedroom flats) with associated landscaping, cycle and bin storage

Date Decision: 11.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05047/LP
Location : 98 Bensham Manor Road
Thornton Heath
CR7 7AU
Ward : **Bensham Manor**
Type: LDC (Proposed) Operations edged

Proposal : Construction of loft conversion, with roof lights in the front roof slope and dormers in the rear roof slope.

Date Decision: 19.12.19

Lawful Dev. Cert. Granted (proposed)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Level: Delegated Business Meeting

Ref. No. : 19/05407/FUL **Ward : Bensham Manor**
Location : 174 Bensham Lane **Type: Full planning permission**
Thornton Heath
CR7 7EN
Proposal : Extension of existing HMO property with new first floor rear extension above back addition, new roof extensions to include hip to gable extension and rear loft extension. Related internal adjustments, new cycle and bin stores to front and rear and new front roof lights (Amended description).

Date Decision: 24.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05748/LP **Ward : Bensham Manor**
Location : 47 Nutfield Road **Type: LDC (Proposed) Operations**
Thornton Heath **edged**
CR7 7DP
Proposal : Erection of dormer in rear roofslope.

Date Decision: 18.12.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05903/LP **Ward : Bensham Manor**
Location : 119 Kynaston Avenue **Type: LDC (Proposed) Operations**
Thornton Heath **edged**
CR7 7BZ
Proposal : Erection of dormer in rear roofslope and installation of 3 rooflights in front roofslope.

Date Decision: 03.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03615/DISC **Ward : Broad Green**
Location : R/o 46 Broad Green Avenue **Type: Discharge of Conditions**
Croydon
CR0 2ST
Proposal : Discharge of Condition 02 attached to planning permission 17/05093/FUL for (Demolition of existing garages at rear, erection of single storey one bedroom house with accommodation in roofspace).

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Date Decision: 12.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03722/DISC **Ward : Broad Green**
Location : 41 Besham Lane **Type: Discharge of Conditions**
(Formerly Known As) 46 Broad Green
Avenue
Croydon
CR0 2ST

Proposal : Discharge of Condition 02 attached to planning permission 17/05093/FUL for (Demolition of existing garages at rear, erection of single storey one bedroom house with accommodation in roofs

Date Decision: 12.12.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/04958/HSE **Ward : Broad Green**
Location : 123 Westcombe Avenue **Type: Householder Application**
Croydon
CR0 3DF

Proposal : Retrospective application for the construction of a single storey rear extension.

Date Decision: 20.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05025/DISC **Ward : Broad Green**
Location : 78 Purley Way **Type: Discharge of Conditions**
Croydon
CR0 3JP

Proposal : Discharge of condition 3 (CLP) of planning permission reference (19/03360/FUL) dated 20/09/2019 for the 'Erection of four storey building for storage (Use Class B8) with associated water sprinkler tank, landscaping, cycle parking and car parking/ access.'

Date Decision: 23.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05146/ADV **Ward : Broad Green**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : McDonald's Restaurant
22 Hesterman Way
Croydon
CR0 4YA

Type: Consent to display advertisements

Proposal : Relocation of existing signage and installation of new fascia signs and a wall mounted sign

Date Decision: 23.12.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/05190/GPDO
Location : 21 Lambeth Road
Croydon
CR0 3LS

Ward : **Broad Green**
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: 17.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05325/FUL
Location : 22 Hesterman Way
Croydon
CR0 4YA

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

Proposal : Front, rear and side extensions to the building. Introduction of side by side drive thru ordering, including new drive thru booths, a new island for signage and amendments to kerb lines with associated works to the site. The installation of 2 no. Customer Order Displays (COD) with overhead Canopies, a Goal Post height restrictor and new digital signage suite. Alterations to elevations to a new "Folded Roof" concept.

Date Decision: 23.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05326/ADV
Location : 22 Hesterman Way
Croydon
CR0 4YA

Ward : **Broad Green**
Type: Consent to display advertisements

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Proposal : Installation of 5 no. freestanding digital signs and 1 no. booth screen

Date Decision: 31.12.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/05488/FUL

Ward : Broad Green

Location : 82 Pemdevon Road
Croydon
CR0 3QP

Type: Full planning permission

Proposal : Conversion of building into HMO to provide 5 bedrooms and two kitchens for up to 7 people.

Date Decision: 23.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05495/GPDO

Ward : Broad Green

Location : 19 Lambeth Road
Croydon
CR0 3LS

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: 30.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/01407/DISC

Ward : Crystal Palace And Upper Norwood

Location : Parcels Of Land Adjacent To Auckland Rise,
Church Road And Sylvan Hill
London
SE19 2DX

Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Proposal : Discharge of conditions 7 (Landscaping) and 16 (Play space) attached to permission 16/06512/FUL for demolition of buildings and erection of 6 buildings varying between three and five storeys in height comprising 29 two bedroom and 28 one bedroom flats; provision of associated car parking, landscaping and other associated works (AMENDED PLANS RECEIVED - BLOCK F REMOVED, BLOCK B INCREASED IN HEIGHT BY 1 STOREY, RETENTION OF A NUMBER OF TREES).

Date Decision: 18.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03755/FUL **Ward : Crystal Palace And Upper Norwood**

Location : 12 Ovet Close
Upper Norwood
London
SE19 3RX
Type: Full planning permission

Proposal : Erection of single storey rear extension and chimney and erection of two rear roof lights (amended decription).

Date Decision: 31.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04415/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 24 Convent Hill
Upper Norwood
London
SE19 3QY
Type: Householder Application

Proposal : Erection of single/two storey side/rear extension

Date Decision: 12.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04572/FUL **Ward : Crystal Palace And Upper Norwood**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 3 Holly Bush Terrace
Westow Street
Upper Norwood
London
SE19 3SD

Type: Full planning permission

Proposal : Alterations; Erection of dormer extension in rear roofslope and installation of replacement windows; Conversion to form 3 studio flats.

Date Decision: 16.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04589/FUL

Ward : Crystal Palace And Upper Norwood

Location : Hazel Bank
242 South Norwood Hill
South Norwood
London
SE25 6BB

Type: Full planning permission

Proposal : Addition of two storeys to the existing purpose built block of flats to provide 4 no. 1 bed and 2 no. 2 bed flats. Provision of associated cycle and refuse storage and installation of new lift within the building

Date Decision: 12.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04936/LP

Ward : Crystal Palace And Upper Norwood

Location : 13 Harold Road
Upper Norwood
London
SE19 3PU

Type: LDC (Proposed) Operations edged

Proposal : Erection of rear single storey extension.

Date Decision: 11.12.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05033/HSE

Ward : Crystal Palace And Upper Norwood

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 31 Ryefield Road
Upper Norwood
London
SE19 3QU
Type: Householder Application
Proposal : Rear and side ground floor extension. Side first floor extension

Date Decision: 19.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05067/DISC
Ward : **Crystal Palace And Upper Norwood**
Location : Parcels Of Land Adjacent To Auckland Rise,
Church Road And Sylvan Hill
London
SE19 2DX
Type: Discharge of Conditions

Proposal : Part discharge of condition 4 (lamp columns and luminaires) of planning permission 16/06512/FUL for 'Demolition of buildings and erection of 6 buildings varying between three and five storeys in height comprising 29 two bedroom and 28 one bedroom flats. Provision of associated car parking, landscaping and other associated works'

Date Decision: 19.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05172/FUL
Ward : **Crystal Palace And Upper Norwood**
Location : 24 - 28 Westow Street
Upper Norwood
London
SE19 3AH
Type: Full planning permission

Proposal : Erection of third storey over rearmost part of building to provide 1 x 3-bed flat.

Date Decision: 17.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05313/FUL
Ward : **Crystal Palace And Upper**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : Ground Floor Flat
69 Harold Road
Upper Norwood
London
SE19 3SP

Type: **Norwood**
Full planning permission

Proposal : Installation of replacement windows (Retrospective)

Date Decision: 23.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05371/ADV

Location : 17 Carberry Road
Upper Norwood
London
SE19 3RU

Proposal : Display of non-illuminated fascia sign.

Ward : **Crystal Palace And Upper Norwood**

Type: Consent to display advertisements

Date Decision: 20.12.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/05516/DISC

Location : 17 Carberry Road
Upper Norwood
London
SE19 3RU

Proposal : Discharge of Condition 2 (ralings details) attached to permission 19/03833/FUL for 'Continued use of building for use falling within Class D1 (Non-residential Institutions) as a day nursery. Erection of 1.8m high security fencing to front boundary, landscaping alterations and alteratons to front fascade.'

Ward : **Crystal Palace And Upper Norwood**

Type: Discharge of Conditions

Date Decision: 20.12.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/05597/CAT

Ward : **Crystal Palace And Upper**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Norwood
Location : 124 Church Road
Upper Norwood
London
SE19 2NT
Type: Works to Trees in a
Conservation Area
Proposal : TG1 Cypress: Reduce height by 5 metres
T2 Horse Chestnut: Crown lift to 5 metres over public highway, crown lift to 3 metres over garden.
T3 Horse Chestnut: Crown lift to 4 metres over public highway, crown lift to 3 metres over garden.
T4 Horse Chestnut: Crown lift to 5 metres over public highway, crown lift to 3 metres over garden.

Date Decision: 23.12.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/03127/LE
Location : Units 1-6
Rear Of Avenue Court
The Avenue
Coulsdon
Ward : **Coulsdon Town**
Type: LDC (Existing) Use edged

Proposal : Lawful Development Certificate for existing use of garages for B8 use (storage and distribution)

Date Decision: 17.12.19

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 19/03739/FUL
Location : 4 The Chase
Coulsdon
CR5 2EG
Ward : **Coulsdon Town**
Type: Full planning permission

Proposal : Erection of a 2 storey detached dwelling house with 2 off-street parking spaces.

Date Decision: 20.12.19

Permission Granted

Level: Planning Committee - Minor Applications

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Ref. No. : 19/04683/DISC **Ward : Coulsdon Town**
Location : Workshop And Premises Type: Discharge of Conditions
71 Edward Road
Coulsdon
CR5 2NQ

Proposal : Discharge of condition 6 (Contaminated Land - validation report) attached to permission ref. 15/05118/P for the demolition of existing buildings and erection of 2 storey residential development 3no 2 bedroom terraced houses and 6 no 1 bedroom flats; provision of associated parking and landscaping.

Date Decision: 09.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04806/DISC **Ward : Coulsdon Town**
Location : 40 Woodcote Grove Road Type: Discharge of Conditions
Coulsdon
CR5 2AB

Proposal : Application to discharge conditions 2 (materials), 3 (landscaping) , 5 (bin and bike store), 10 (EVCP), 11 (carbon dioxide emissions) and 15 (construction logistics) attached to planning permission 19/02110/FUL (Demolition of existing dwelling house and replacement with 9 new build apartments with associated car parking and landscaping).

Date Decision: 23.12.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/05022/HSE **Ward : Coulsdon Town**
Location : 4 Welcombes View Type: Householder Application
Coulsdon
Croydon
CR5 3FJ

Proposal : Erection of a front porch

Date Decision: 13.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05023/GPDO **Ward : Coulsdon Town**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 60 Windermere Road
Coulsdon
CR5 2JA

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.975 metres

Date Decision: 12.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05072/DISC

Location : 5 - 7 Leaden Hill And Leaden Hill Industrial Estate,
9 Leaden Hill,
Coulsdon
CR5 2BQ

Ward : **Coulsdon Town**

Type: Discharge of Conditions

Proposal : Discharge of Condition 6 (CO2) attached to planning permission 18/00760/FUL for the Addition of two storeys to Block A and one storey to Block B of the permitted development (under planning permission 15/05723/P) to provide 9 additional residential units at 5-7 Leaden Hill and The Leaden Hill Industrial Estate

Date Decision: 13.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05091/LP

Location : 54 Downs Road
Coulsdon
CR5 1AA

Ward : **Coulsdon Town**

Type: LDC (Proposed) Operations
edged

Proposal : Construction of a hip to gable roof extension, rear roof extension and installation of 3 rooflights to the front roof slope.

Date Decision: 13.12.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05136/FUL

Location : Land Adjoining Telephone Exchange
Hollymeoak Road
Coulsdon

Ward : **Coulsdon Town**

Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Proposal : Erection of 4 bedroom bungalow with associated bin store, vehicular access and provision of associated parking

Date Decision: 23.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05543/LP

Ward : **Coulsdon Town**

Location : 61 Stoats Nest Village
 Coulsdon
 CR5 2JN

Type: LDC (Proposed) Operations
 edged

Proposal : Loft conversion with rear dormer & formation of hip to gable extension

Date Decision: 13.12.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05605/NMA

Ward : **Coulsdon Town**

Location : Cane Hill Park Development Site
 Brighton Road
 Coulsdon
 CR5 3YL

Type: Non-material amendment

Proposal : Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units (net increase of 675 units); Class A1-A5; B1; C1; D1-D2 Uses; car and cycle parking provision, landscaping and public realm works, interim works, and highway works including a new access onto Marlpit Lane/ Brighton Road Roundabout and Portnalls Road comprising: Outline planning application for the retention and re-use of the Water Tower and Chapel and Refurbishment and Re-use of Administration Building for Class A1-A5; B1; C3; D1-D2 purposes; Re-Use/Rebuild of North Lodge as Use Class C3 single dwellinghouse; Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwellinghouse, refurbishment and change of use of MSU building for farming purposes, and erection of three barns on tennis court site; a single building of 3,000m2 GEA for Office (B1) or Hotel (C1) uses; up to 473 new residential units (Class C3); and new access onto Portnalls Road and re-use of existing access onto Portnalls Road. Full planning application for 187 residential units (Class C3) and engineering operations comprising a new road and access from the Marlpit Lane / Brighton Road (A237) Roundabout and associated infrastructure including drainage. (amendment to planning permission 13/02527/P and reserved matters application 16/01768/RES)

Date Decision: 12.12.19

Approved

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Date Decision: 31.12.19

Permission Granted

Level: Planning Committee

Ref. No. : 19/02730/DISC **Ward : Fairfield**
Location : 88 Chatsworth Road **Type: Discharge of Conditions**
Croydon
CR0 1HB

Proposal : Details pursuant to Planning Conditions 2 (material details/samples), Condition 3 (window details), Condition 4 (external pipework and vents) and Condition 6 (landscaping) of planning approval reference 18/03123/FUL

Date Decision: 12.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03957/HSE **Ward : Fairfield**
Location : 9 Chatsworth Road **Type: Householder Application**
Croydon
CR0 1HE

Proposal : Erection of single storey rear extension, erection of rear dormer, installation of rooflight in rear roofslope and installation of ground floor window in side elevation.

Date Decision: 18.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04041/NMA **Ward : Fairfield**
Location : 32 Wandle Road **Type: Non-material amendment**
Croydon
CR0 1DD

Proposal : Non-material amendment to PP 18/04749/HSE (Replacement of a single storey rear/side extension.), Single storey rear extension reduced in size omitting side extension part and the roof pitch amended, with the extension matching single storey extension.

Date Decision: 30.12.19

Approved

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Ref. No. : 19/04307/FUL **Ward : Fairfield**
Location : 72-78 Frith Road Type: Full planning permission
Croydon
CR0 1TA

Proposal : 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.

Date Decision: 11.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04735/ADV **Ward : Fairfield**
Location : 115 North End Type: Consent to display
Croydon advertisements
CR0 1TL

Proposal : Installation of business identification signage including 1 x Illuminated fascia and 1 x Illuminated projection sign.

Date Decision: 12.12.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/04776/DISC **Ward : Fairfield**
Location : 1 Parker Road And Land To The Rear Type: Discharge of Conditions
Including
18A, 20A And 20C South End
Croydon
CR0 1DN

Proposal : Discharge of condition 17 of planning permission 18/04953/FUL

Date Decision: 17.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04814/FUL **Ward : Fairfield**
Location : 115 North End Type: Full planning permission
Croydon
CR0 1TL

Proposal : Installation of 2 x 350mm diameter vents in the rear elevation at high level.

Date Decision: 12.12.19

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Level: Delegated Business Meeting

Ref. No. : 19/04886/FUL **Ward : Fairfield**
Location : 7 & 8 Tavistock Court **Type: Full planning permission**
Tavistock Road
Croydon
CR0 2AL

Proposal : Change of use from office (B1(a)) to residential (C3) to form 2 x 2 bedroom flats

Date Decision: 13.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04920/DISC **Ward : Fairfield**
Location : Rear Of 23 And 25 George Street **Type: Discharge of Conditions**
Croydon
CR0 1LA

Proposal : Discharge of Conditions 3, 4, 5 11, and 12 attached to 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: 20.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05181/ADV **Ward : Fairfield**
Location : 129 - 131 North End **Type: Consent to display**
Croydon **advertisements**
CR0 1TL

Proposal : Freestanding A-Frame advertising board to sit on the pavement

Date Decision: 19.12.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/05185/DISC **Ward : Fairfield**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : Old Palace School
Old Palace Road
Croydon
CR0 1AX

Type: Discharge of Conditions

Proposal : Details pursuant to conditions 1 (approved plans) , 2 (repointing), 3 (masonry), and 7 (pinning) in reference to listed building application 19/00790/LBC granted for Conservation and repair of decaying 16th Century window stonework and adjacent brick and flint walls located within an internal staircase lobby on the ground floor of the Grade I Listed School.

Date Decision: 19.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05244/DISC

Location : 17-21 Dingwall Road
Croydon
CR0 2NA

Ward : **Fairfield**

Type: Discharge of Conditions

Proposal : Discharge of Condition 28 (Surface Water Drainage Strategy) attached to permission 17/06327/FUL for 'Full planning application for a residential-led mixed use development ranging in height from 9 (ground plus 8 levels) to 24 storeys (ground plus 23 levels), containing 181 residential units (86 no. 1 bed units, 81 no. 2 bed units, 14 no. 3 bed units) with flexible commercial space at ground, first and second floor level, 8 no. disabled access car parking spaces, cycle parking, and associated amenity space, hard and soft landscaping.'

Date Decision: 13.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05297/ADV

Location : Sunley House
4 Bedford Park
Croydon
CR0 2AP

Ward : **Fairfield**

Type: Consent to display advertisements

Proposal : Erection of new illuminated front entrance signage, new illuminated totem signage at ground car entry points and new illuminated fret cut signage panel at ramp entrance.

Date Decision: 20.12.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Ref. No. : 19/05367/DISC **Ward : Fairfield**
Location : 63 Frith Road Type: Discharge of Conditions
Croydon
CR0 1TB
Proposal : Details of the acoustic mitigation pursuant to condition 5, of application number 17/00699/FUL granted 2017 for amalgamation of existing snooker hall (Use Class D2) and nightclub (Sui Generis) at first floors, to provide a gymnasium (Use Class D2) and associated external alterations.

Date Decision: 13.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05530/DISC **Ward : Fairfield**
Location : The Tamworth Arms Type: Discharge of Conditions
62 Tamworth Road
Croydon
CR0 1XW
Proposal : Discharge of Conditions 3 (cycle parking), 4 (material samples) and 5 (architectural detailing/sections) of planning permission 19/02881/FUL.

Date Decision: 13.12.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/05727/NMA **Ward : Fairfield**
Location : Land Adjoining East Croydon Station, Type: Non-material amendment
Bounded By George Street (Including 1-5
Station Approach), Dingwall Road, (Including
The Warehouse Theatre), Lansdowne Road
And Including Land To The North Of
Lansdowne Road, Croydon
Proposal : The erection of five buildings with a minimum floor area of 53,880 sq metres and maximum of 62,080 sq metres to provide a minimum of 550 and a maximum of 625 residential units; erection of up to 6 buildings for class B1 use for a minimum of 88,855 sq metres and a maximum of 151, 420 sq metres; provision of a minimum of 7285 sq metres and a maximum of 10,900 sq metres of retail (class A1-A5 floorspace); provision of a maximum of 400 sq metres of community use (class D1); provision of a replacement theatre of 200 seats; provision of energy centre and estate management facilities; formation of vehicular accesses and provision of pedestrian routes public open space and car parking not to exceed 256 parking spaces. (Amendment to description of planning permission 11/00631/P)

Date Decision: 12.12.19

Approved

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 45 Old Lodge Lane
Purley
CR8 4DL
Type: Discharge of Conditions
Proposal : Discharge Condition No.6 (Landscaping) from PP. 17/05104/FUL

Date Decision: 19.12.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/04953/HSE
Location : 8 Densham Drive
Purley
CR8 2XG
Type: Householder Application
Ward : **Kenley**
Proposal : Extension of a terrace to the rear

Date Decision: 20.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04988/DISC
Location : 36 Welcomes Road
Kenley
CR8 5HD
Type: Discharge of Conditions
Ward : **Kenley**
Proposal : Discharge of Condition 6 (various) attached to planning permission 19/00909/FUL for Conversion to form 8 flats (2 x 3 bedroom, 4 x 2 bedroom, 2 x 1 bedroom). Alterations and formation of basement accommodation to include front and side light wells, creation of a lower ground floor entrance, erection of 2 storey side and rear extensions, installation of roof lights and side dormer extensions and provision of associated landscaping, refuse and cycle parking.

Date Decision: 18.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05064/TRE
Location : 5 Oaks Way
Kenley
CR8 5DT
Type: Consent for works to protected trees
Ward : **Kenley**
Proposal : T1:Ash Tree - Reduce by 1 - 1.5 m leaving an even balanced canopy. T2 - T4 - Row of Yews - Prune tops by 0.75 - 1m and sides by 0.5m. T5 - T6: Hazels - 60% reduction to fence height, to allow them to start again.

Date Decision: 03.01.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05118/HSE **Ward : Kenley**
Location : 98 Valley Road Type: Householder Application
Kenley
CR8 5BU
Proposal : Alterations including erection of an additional storey to create a two storey dwelling, and raised patio to the rear with staircase.
Date Decision: 23.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05304/TRE **Ward : Kenley**
Location : 16 Fairways Type: Consent for works to protected trees
Kenley
CR8 5HY
Proposal : Beech (TPO - 241973) fell because of "Ganoderma" with tree in decline.
Date Decision: 13.12.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05365/TRE **Ward : Kenley**
Location : 14 Pondfield Road Type: Consent for works to protected trees
Kenley
CR8 5JX
Proposal : 1 - Oak - Shorten house side lateral branches by 1.5m crown raise to 4.5m (repeat pruning)
2 - Ash - To crown clean (removal of any crossing, or rubbing branches)
3 - Prunus - 2m reduction
(TPO no. 22, 1970)
Date Decision: 13.12.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05759/NMA **Ward : Kenley**
Location : 32 Welcomes Road Type: Non-material amendment
Kenley
CR8 5HD

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Proposal : Non Material Amendment to planning approval 18/05006/FUL (demolition of existing building: erection of a three storey building comprising 9 units and formation of associated vehicular access and provision of 9 off-street parking spaces, cycle storage and refuse store) for two additional car parking spaces, erection of external cycle store and replacement of internal cycle store with habitable space to allow for a larger M4(3) unit.

Date Decision: 31.12.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/03903/HSE
Location : 10 Witley Crescent
Croydon
CR0 0RQ
Proposal : Partial demolition of the existing dwelling, alterations, erection of a first floor side extension and single storey rear extension

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

Date Decision: 23.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05095/CONR
Location : Land West Of Central Parade
Central Parade
Croydon
CR0 0JB
Proposal : Variation of condition 1 (approved drawings), 2 (landscaping scheme), 3 (drainage/landscaping details, parking), 5.1e and 24 (Residential dwelling details), 13 (cycle parking implementation), 23 (Residential dwellings materials) and 25 (residential landscaping) linked to Planning Application 19/00239/CONR for the Erection of 8 no. three-storey houses (Use Class C3) and a new community and leisure building (Use Classes D1 and D2) comprising main swimming pool, learner pool, sports hall and fitness suite, community halls, cafe, associated ancillary office space and external works including landscaping, public realm works, access, car parking and other associated works.

Ward : **New Addington South**
Type: Removal of Condition

Date Decision: 20.12.19

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Level: Delegated Business Meeting

Ref. No. : 19/05145/GPDO
Location : 16 North Downs Road
Croydon
CR0 0LB

Ward : **New Addington South**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a height of 3 metres

Date Decision: 12.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05197/DISC
Location : Land West Of Central Parade
Central Parade
Croydon
CR0 0JB

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

Proposal : Discharge of Conditions 7 (Community Management Plan) and 26 (Travel Plan and Waste Management) attached to planning permission 19/00239/CONR for the Erection of 8 no. three-storey houses (Use Class C3) and a new community and leisure building (Use Classes D1 and D2) comprising main swimming pool, learner pool, sports hall and fitness suite, community halls, cafe, associated ancillary office space and external works including landscaping, public realm works, access, car parking and other associated works.

Date Decision: 20.12.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/05267/DISC
Location : Land West Of Central Parade
Central Parade
Croydon
CR0 0JB

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

Proposal : Discharge of Condition 22 (Public Art) attached to planning permission 19/00239/CONR for the Erection of 8 no. three-storey houses (Use Class C3) and a new community and leisure building (Use Classes D1 and D2) comprising main swimming pool, learner pool, sports hall and fitness suite, community halls, cafe, associated ancillary office space and external works including landscaping, public realm works, access, car parking and other associated works.

Date Decision: 20.12.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05318/DISC **Ward : New Addington South**
Location : Land And Existing Demountable Houses Type: Discharge of Conditions
(Nos. 49A - 49E, 129A - 129E And 131A -
131B) To The East Of Warbank Crescent
New Addington
Croydon
CR0 0AZ

Proposal : Discharge of condition 11 (ventilation) pursuant to planning permission 16/06432/FUL for the demolition of existing demountable houses and erection of 3 single/ three-storey buildings comprising 21 two bedroom and 15 one bedroom flats, formation of vehicular access and provision of associated car parking, landscaping and other associated works.

Date Decision: 17.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05714/DISC **Ward : New Addington South**
Location : Land West Of Central Parade Type: Discharge of Conditions
Central Parade
Croydon
CR0 0JB

Proposal : Discharge of Conditions 10 (Energy Statement), 18 (Lighting) and 20 (residential cycle/refuse storage details) attached to planning permission 19/00239/CONR for the Erection of 8 no. three-storey houses (Use Class C3) and a new community and leisure building (Use Classes D1 and D2) comprising main swimming pool, learner pool, sports hall and fitness suite, community halls, cafe, associated ancillary office space and external works including landscaping, public realm works, access, car parking and other associated works.

Date Decision: 20.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03747/DISC **Ward : Norbury Park**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 409-411 Beulah Hill
Upper Norwood
London
SE19 3HD
Type: Discharge of Conditions

Proposal : Discharge of condition 9 (BREEAM) and condition 16 (Carbon Reduction) pursuant to planning permission 16/03817/P.

Date Decision: 19.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04089/GPDO
Location : 1538 - 1540 London Road
Norbury
London
SW16 4EU
Ward : **Norbury Park**
Type: Prior Appvl - Class O offices to houses

Proposal : Change of use of part of ground floor to provide 2 flats.

Date Decision: 18.12.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/04491/FUL
Location : 37 Virginia Road
Thornton Heath
CR7 8EL
Ward : **Norbury Park**
Type: Full planning permission

Proposal : Retention of the existing single storey side garage extension

Date Decision: 30.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04758/HSE
Location : 31 Highbury Avenue
Thornton Heath
CR7 8BP
Ward : **Norbury Park**
Type: Householder Application

Proposal : Erection of single storey side extension

Date Decision: 18.12.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05038/HSE
Location : 191A Green Lane
Norbury
London
SW16 3LZ
Proposal : Erection of ground floor rear extension, rear roof extension and the erection of a rear outbuilding

Ward : Norbury Park
Type: Householder Application

Date Decision: 31.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05205/FUL
Location : 48 Crescent Way
Norbury
London
SW16 3AJ
Proposal : Construction of hip to gable end extension, erection of dormer extension in rear roofslope and installation of rooflight in front roofslope

Ward : Norbury Park
Type: Full planning permission

Date Decision: 20.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05279/HSE
Location : 3 Courtland Avenue
Norbury
London
SW16 3BB
Proposal : Installation of a window in the side elevation and replacement windows in the rear elevation, alterations to the roof of the existing rear extension, erection of a single storey side/rear extension and internal alterations

Ward : Norbury Park
Type: Householder Application

Date Decision: 19.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05424/GPDO
Location : 233 Norbury Avenue
Thornton Heath
CR7 8AB

Ward : Norbury Park
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.8 metres

Date Decision: 30.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05450/GPDO
Location : 50 Florida Road
Thornton Heath
CR7 8EW

Ward : Norbury Park
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 2.8 metres

Date Decision: 30.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05514/TRE
Location : 6 Dickenswood Close
Upper Norwood
London
SE19 3LA

Ward : Norbury Park
Type: Consent for works to protected
trees

Proposal : Ash tree x1 - Pollard back to 10 metres and remove growth from lessions and side limbs to reduce shading and maintain health of tree.
(TPO no. 29, 1972)

Date Decision: 13.12.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05718/CAT

Ward : Norbury Park

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 2 Jerviston Gardens
Norbury
London
SW16 3EL

Type: Works to Trees in a
Conservation Area

Proposal : T1 Bay - Reduce leggy top level with apex of adjacent building and reshape trimming back from Privet

T2 Holm Oak - Reduce height by up to 50 cm to points of last reduction and reshape trimming back from adjacent Privet

T3 Oak - Crown lift to 2.5m

T4 Mimosa - Remove 2 lowest branches over drive back to source

Date Decision: 23.12.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/00305/OUT

Location : The Norbury Trading Estate
Craignish Avenue
Norbury
London
SW16 4RW

Ward : **Norbury And Pollards Hill**

Type: Outline planning permission

Proposal : Demolition of the existing buildings, Erection of 3 to 5 storeys and part 6 / part 7 storey building to provide for 1028 square metres B1 Use Class, and 536 square metres D1 Use Class and 73 residential flats comprising 50 x 2 bedroom flats, 12 x 1 bedroom flats, and 11 x 3 bedroom flats , provision of associated off-street parking comprising 28 residential car parking spaces and 4 commercial parking spaces, and provision of associated cycle storage and refuse storage, and provision of associated landscaping and amenity space. (The application seeks Outline Planning Permission with Landscaping as the Reserved Matter)

Date Decision: 10.12.19

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

Level: Planning Committee

Ref. No. : 19/03328/FUL

Ward : **Norbury And Pollards Hill**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 73 Pollards Hill South
Norbury
London
SW16 4LR

Type: Full planning permission

Proposal : Conversion of a single dwellinghouse to 2 x 2 bedroom units, erection of a hip to gable and rear dormer, alterations to the existing single storey rear extension and associated refuse storage, cycle storage and landscaping

Date Decision: 20.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/04538/HSE
Location : 180 Tylecroft Road
Norbury
London
SW16 4TQ

Ward : Norbury And Pollards Hill
Type: Householder Application

Proposal : Erection of single storey rear extension, internal alterations, alterations to land level at rear of site to include terrace area and erection of associated retaining wall.

Date Decision: 13.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04627/HSE
Location : 27 Norton Gardens
Norbury
London
SW16 4SY

Ward : Norbury And Pollards Hill
Type: Householder Application

Proposal : Erection of single storey rear extension and internal alterations.

Date Decision: 13.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04877/GPDO
Location : 19 Pollards Hill South
Norbury
London
SW16 4LW

Ward : Norbury And Pollards Hill
Type: Prior Appvl - Class A Larger House Extns

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres

Date Decision: 17.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05131/HSE
Location : 142 Norbury Court Road
Norbury
London
SW16 4HY

Ward : Norbury And Pollards Hill
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 23.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05261/GPDO
Location : 54 Ederline Avenue
Norbury
London
SW16 4SA

Ward : Norbury And Pollards Hill
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: 17.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05262/FUL
Location : 1463 London Road
Norbury
London
SW16 4AQ

Ward : Norbury And Pollards Hill
Type: Full planning permission

Proposal : First floor rear extension for use as storage

Date Decision: 31.12.19

Permission Refused

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Level: Delegated Business Meeting

Ref. No. : 19/05613/LP
Location : 31 Dalmeny Avenue
Norbury
London
SW16 4RS
Proposal : Erection of outbuilding to rear garden area.

Ward : Norbury And Pollards Hill
Type: LDC (Proposed) Operations edged

Date Decision: 02.01.20

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04341/HSE
Location : 52 Coulsdon Rise
Coulsdon
CR5 2SB
Proposal : Alterations including erection of a two storey side extension, single storey rear extension and a front porch.

Ward : Old Coulsdon
Type: Householder Application

Date Decision: 18.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04452/HSE
Location : 7 Weston Close
Coulsdon
CR5 1BX
Proposal : Erection of single storey front and single/two storey side and two storey rear extension for use as granny annexe

Ward : Old Coulsdon
Type: Householder Application

Date Decision: 13.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04853/ADV
Ward : Old Coulsdon

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 227 Coulsdon Road
Coulsdon
CR5 1EN
Type: Consent to display advertisements
Proposal : Non-illuminated fascia sign

Date Decision: 20.12.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/05166/HSE
Location : 278 Coulsdon Road
Coulsdon
CR5 1EB
Type: **Ward : Old Coulsdon**
Householder Application
Proposal : Alterations, erection of a single-storey side and rear extension with a raised patio and conversion of the existing garage

Date Decision: 30.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04832/GPDO
Location : 41 Upfield
Croydon
CR0 5DR
Type: **Ward : Park Hill And Whitgift**
Prior Appvl - Class A Larger House Extns
Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3.5 metres

Date Decision: 12.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05088/HSE
Location : 34 Upfield
Croydon
CR0 5DQ
Type: **Ward : Park Hill And Whitgift**
Householder Application
Proposal : Erection of single storey rear extension, alterations to the front bay windows, front porch and side extension, and alterations to the roof including raising the roof line of the side extension, constuction of roof lights in the front roof slope and dormers in the rear roof slope.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Date Decision: 17.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05098/HSE
Location : 13 Fitzjames Avenue
Croydon
CR0 5DL
Proposal : Erection of first floor rear extension and dormer extension in rear roofslope.

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

Date Decision: 17.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05281/HSE
Location : 39 Sandilands
Croydon
CR0 5DF
Proposal : Erection of single storey side extension

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

Date Decision: 18.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05287/FUL
Location : 108 Addiscombe Road
Croydon
CR0 5PQ
Proposal : Alterations and conversion of dwellinghouse (C3) to children's home (C2)

Ward : **Park Hill And Whitgift**
Type: Full planning permission

Date Decision: 02.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05578/NMA
Ward : **Park Hill And Whitgift**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : Danecroft
5 Radcliffe Road
Croydon
CR0 5QG

Type: Non-material amendment

Proposal : Alterations to internal configuration, increase in the footprint, and alterations to external alterations of the 4 front facing townhouses approved in application 11/01611/P.

Date Decision: 17.12.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/04371/FUL

Ward : **Purley Oaks And Riddlesdown**

Location : 88 Riddlesdown Road
Purley
CR8 1DD

Type: Full planning permission

Proposal : Demolition of existing house and erection of a block of flats comprising of 21no. units with parking, landscaping and other associated works.

Date Decision: 20.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05003/HSE

Ward : **Purley Oaks And Riddlesdown**

Location : 19 Mitchley Avenue
Purley
CR8 1BZ

Type: Householder Application

Proposal : Alterations, proposed part single storey side and rear extension and two storey side extension

Date Decision: 18.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05004/LP

Ward : **Purley Oaks And Riddlesdown**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 19 Mitchley Avenue
Purley
CR8 1BZ
Type: LDC (Proposed) Operations
edged
Proposal : Alterations, erection of two side dormers at roof level

Date Decision: 18.12.19

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 19/05044/DISC
Ward : **Purley Oaks And Riddlesdown**
Location : 176 Pampisford Road
South Croydon
CR2 6DB
Type: Discharge of Conditions
Proposal : Discharge of Condition 8 - External Facing Materials (Brick and tile samples) attached to Planning Permission 17/03118/FUL as amended by application 19/05191/NMA (Demolition of existing dwelling and erection of 2 storey building with accommodation within the roof space, containing 1 x 3 bed, 2 x 1 bed and 6 x 2 bed apartments with associated parking and vehicular access off of Blackford Close)

Date Decision: 12.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05122/DISC
Ward : **Purley Oaks And Riddlesdown**
Location : 83 Purley Downs Road
South Croydon
CR2 0RJ
Type: Discharge of Conditions
Proposal : Discharge of Condition 3 - Construction Logistics Plan - attached to Planning Permission 18/02626/FUL (Demolition of the existing dwellinghouse. Erection of a detached three storey building comprising 4 one bedroom, 2 two bedroom and 3 three bedroom flats. Formation of access road and provision of associated parking, landscaping, cycle and refuse storage)

Date Decision: 23.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05735/DISC
Ward : **Purley Oaks And Riddlesdown**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 39 Glenn Avenue
(Formerly Known As 130 Whytecliffe Road
North)
Purley
CR8 2AJ

Type: Discharge of Conditions

Proposal : Discharge of Conditions 1 (details), 4 (landscaping) and 5 (materials) attached to planning permission 15/04389/P for the Erection of two bedroom house at rear fronting Glen Avenue and provision of associated parking.

Date Decision: 23.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 17/04657/FUL

Location : White Lodge, 126 Foxley Lane
And 1 Woodcote Drive
Purley
CR8 3NE

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

Proposal : Demolition of existing buildings: erection of three storey building comprising 21 special care residential units and provision of associated facilities.

Date Decision: 11.12.19

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

Level: Planning Committee

Ref. No. : 19/00467/FUL

Location : 37 Russell Hill Road
Purley
CR8 2LF

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

Proposal : 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: 23.12.19

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

Level: Planning Committee

Ref. No. : 19/01886/FUL

Ward : **Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 37 Pampisford Road
Purley
CR8 2NG
Type: Full planning permission

Proposal : Demolition of the existing building and garage. Erection of two storey building with accommodation in the roof space and single storey building at the rear to provide a total of 8 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking.

Date Decision: 18.12.19

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

Level: Delegated Business Meeting

Ref. No. : 19/03909/FUL
Location : 118A Woodcote Valley Road
Purley
CR8 3BF
Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : Demolition of existing and the erection of a two-storey building with roof accommodation to accommodate 9 flats with associated amenity spaces, vehicle parking spaces, a refuse and bicycles sheds.

Date Decision: 13.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04410/CONR
Location : 95 Foxley Lane
Purley
CR8 3HP
Ward : **Purley And Woodcote**
Type: Removal of Condition

Proposal : Variation of Condition 2 of Planning Permission ref. 18/02613/FUL to allow care home to provide neurological, personal and nursing care.

Date Decision: 23.12.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/04514/DISC
Location : 1 Hill Road
Purley
CR8 3AT
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Proposal : Discharge of conditions 11 (Co2 Emissions) and 12 (Water Usage) of planning permission ref.18/04955/OUT (Demolition of existing property. Erection of three/four storey building comprising 9 flats (1 x three bedroom, 7 x two bedroom and 1 x 1 bedroom flats) including balconies with parking area, refuse and cycle storage).

Date Decision: 18.12.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/04791/HSE
Location : 12 Downs Court Road
Purley
CR8 1BB

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Demolition of a garage and part of the existing dwelling, alterations including facade and land level changes, erection of a single storey side extension and addition of a front porch

Date Decision: 19.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04801/FUL
Location : Purley Baptist Church
Banstead Road
Purley
CR8 3EA

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Alterations, replacement of existing railings

Date Decision: 18.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04838/ADV
Location : 6-12 Woodcote Valley Road
Purley
CR8 3AG

Ward : Purley And Woodcote
Type: Consent to display advertisements

Proposal : Non-illuminated advertisement hoardings along front boundary of the site, and two sets of non-illuminated stack boards with flags.

Date Decision: 10.12.19

Consent Granted (Advertisement)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Level: Delegated Business Meeting

Ref. No. : 19/04845/DISC

Ward : **Purley And Woodcote**

Location : 4 Hill Road
Purley
CR8 3AT

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Landscaping) attached to planning permission 18/02397/FUL for the demolition of existing house and erection of single/two storey dwelling and conversion of the existing garage to habitable space.

Date Decision: 09.12.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/04880/GPDO

Ward : **Purley And Woodcote**

Location : 152 Brighton Road
Purley
CR8 4HA

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: 12.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/04895/HSE

Ward : **Purley And Woodcote**

Location : 45 Highfield Road
Purley
CR8 2JJ

Type: Householder Application

Proposal : Erection of a single storey side/rear extension for use as granny annexe following demolition of existing garage.

Date Decision: 10.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04900/DISC

Ward : **Purley And Woodcote**

Location : 19 Purley Rise
Purley
CR8 3AW

Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Proposal : Discharge of condition 2 (CLP), 3 (materials), 5 (various), 7 (landscaping) and 10 (water) attached to planning permission 18/03694/FUL for Demolition of the existing building and erection of three storey building comprising 7 one bedroom, 1 two bedroom and 1 three bedroom flats; formation of vehicular access and provision of 3 parking spaces, refuse and cycle storage and associated works (amended description)

Date Decision: 13.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05007/DISC
Location : 16-22 High Street
Purley
CR8 2AA

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of conditions 2 and 7 attached to planning permission ref.15/05323/P for the Demolition of existing buildings; erection of four storey building comprising 2no. ground floor A1/A2 Units with High Street frontage and 7 two bedroom, 1 one bedroom and 1 four bedroom flats at the rear and on upper floors

Date Decision: 17.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05035/HSE
Location : 1 Newton Road
Purley
CR8 3DN

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Retention of an outbuilding and air source heat source pump.

Date Decision: 31.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05074/DISC
Location : Venture House Car Park
15 High Street
Purley
CR8 2AF

Ward : Purley And Woodcote
Type: Discharge of Conditions

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Proposal : Discharge of condition 12 (materials) attached to planning permission 18/04812/FUL for the erection of a detached four storey building comprising of 2x studio, 2x one bedroom and 2x two bedroom flats. Provision of associated parking and landscaping.

Date Decision: 19.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05132/LP
Location : 115 Northwood Avenue
Purley
CR8 2ES
Proposal : Erection of a single storey side extension and enlargement of existing rear dormer to the main roof.

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

Date Decision: 17.12.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05151/TRE
Location : 17 Reedham Drive
Purley
CR8 4DT
Proposal : T1, Cherry - To fell and grind out stump (repeat of previously consented works ref:17/05049/TRE (TPO no.47, 1979)

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

Date Decision: 12.12.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05189/TRE
Location : 17 Woodcote Lane
Purley
CR8 3HB
Proposal : T1, Cherry - To fell and grind out stump (repeat of previously consented works ref:17/05049/TRE (TPO no.47, 1979)

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

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

- Proposal :
1. Back boundary Mixed trees of Lime, Sycamore and 1 x mature Beech - Thin by 20% to 25%,
 2. Right hand side boundary Mixed trees of Lime and Sycamore - Thin by 20% to 25%,
 3. Right hand side boundary 2 x Mature Horse Chestnut Trees - Thin by 20% to 25%,
 4. Front Garden right hand 1 x small tree (Laburnum) - Fell. This is required as the tree is very low overhangs the verge area.

Date Decision: 12.12.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05211/TRE **Ward :** **Purley And Woodcote**
Location : 18 Woodland Way **Type:** Consent for works to protected trees
Purley
CR8 2HU
Proposal : Recommended works
Tree no.3 - English oak. Crown reduce south and south-western canopy extents by 2m, leaving them no closer than 3.75m and 3.5m from the trunk.

Tree no.10 - Yew. Fell to increase access to light and space in rear garden

Tree no.14 - Common lime. Fell to allow adjacent tree development

Tree no.16 - Sycamore. Fell to increase access to light and space in rear garden

Tree no.17 - Yew. Fell to increase access to light and space in rear garden

Tree no.19 - Yew. Fell to increase access to light and space in rear garden

Group of trees G3 - Yew. Fell to increase access to light and space in rear garden

Group G4 - Rhododendron Fell to increase access to light and space in rear garden (TPO no. 201)

Date Decision: 09.12.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/05214/GPDO **Ward :** **Purley And Woodcote**
Location : 132 Brighton Road **Type:** Prior Appvl - Class A Larger House Extns
Purley
CR8 4HA

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres

Date Decision: 17.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05241/HSE
Location : 16 Russell Green Close
Purley
CR8 2NR
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Retrospective planning permission for the alterations to land levels and the formation of a patio area and retaining wall.

Date Decision: 30.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05251/FUL
Location : 922 Brighton Road
Purley
CR8 2LN
Ward : **Purley And Woodcote**
Type: Full planning permission
Proposal : Alterations, part first floor, part second floor rear extension, conversion of loft space into a habitable space, front and rear rooflights and change of use of upper floors from single dwellinghouse (Use Class C3) to HMO (Sui Generis) and provision of 12 cycle spaces

Date Decision: 30.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05266/ADV
Location : Roundabout At Junction Of Purley Way And
EdgeHill Road
Purley
Ward : **Purley And Woodcote**
Type: Consent to display advertisements
Proposal : Non illuminated roundabout sponsorship signs X2

Date Decision: 13.12.19

Consent Granted (Advertisement)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Level: Delegated Business Meeting

Ref. No. : 19/05319/HSE
Location : 8 Peaks Hill
Purley
CR8 3JE
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Demolition of a detached garage and erection of a part single and part two-storey side extension, part single and part two-storey rear extension, singles storey front extension and roof extension with rear dormers including raised ridge height

Date Decision: 03.01.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05387/DISC
Location : 33 Purley Rise
(Formerly R/o 60 Brighton Road)
Purley
CR8 3BP
Ward : **Purley And Woodcote**
Type: Discharge of Conditions
Proposal : Discharge of condition 4 (carbon dioxide) attached to planning permission 17/03945/FUL for the erection of detached two bedroom house at rear (fronting onto Purley Rise) : formation of vehicular access and provision of associated parking.

Date Decision: 13.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05652/CAT
Location : 21 Furze Lane
Purley
CR8 3EJ
Ward : **Purley And Woodcote**
Type: Works to Trees in a Conservation Area
Proposal : Removal and making safe of a dangerous Lime tree fell to ground level.

Date Decision: 03.01.20

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/05653/CAT
Location : 1 Silver Lane
Purley
CR8 3HJ
Ward : **Purley And Woodcote**
Type: Works to Trees in a Conservation Area

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Proposal : Large Beech tree overhanging the property with a large wound and early signs on stag horning on the canopy. This is to be felled to ground level and replanted with a *Fagus sylvatica* same species 8-10cm Stem girth, 3 metres away from the house.
Four silver birch trees leaning over the entrance to fell to ground level and planted with four silver birch trees *Betula pendula* 10-12cm girth.

Date Decision: 23.12.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/05670/LP
Location : 93 Downlands Road
Purley
CR8 4JJ
Proposal : Rear dormer roof extension; hip to gable extension and two rooflights to the front
roofslope.

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

Date Decision: 12.12.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02030/HSE
Location : 19 Elmfield Way
South Croydon
CR2 0EG
Proposal : Alterations, construction of a pitched roof with a raised ridge and construction of dormer
extension in the rear roof slope.

Ward : Sanderstead
Type: Householder Application

Date Decision: 18.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/03451/FUL
Location : 20 Beechwood Road
South Croydon
CR2 0AA
Proposal : Erection of a single storey side/rear extension following demolition of existing garage and
conversion of existing dwelling to 1 x 4 bedroom, 1 x 2 bedroom and 1 x 1 bedroom flats,
together with the provision of associated landscaping, and cycle and waste stores.

Ward : Sanderstead
Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Date Decision: 03.01.20

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/04622/HSE **Ward : Sanderstead**
Location : 1 Marshall Close **Type: Householder Application**
South Croydon
CR2 9ED
Proposal : Demolition of a conservatory and erection of a single storey rear extension

Date Decision: 18.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04759/HSE **Ward : Sanderstead**
Location : 23 Hook Hill **Type: Householder Application**
South Croydon
CR2 0LB
Proposal : Partial demolition of the existing dwelling, alterations, erection of a two storey side extension and addition to the terrace

Date Decision: 12.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04837/GPDO **Ward : Sanderstead**
Location : 17 Hazelwood Grove **Type: Prior Appvl - Class A Larger**
South Croydon **House Extns**
CR2 9DW
Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3 metres

Date Decision: 23.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/04963/CONR **Ward : Sanderstead**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 119 Purley Oaks Road Type: Removal of Condition
South Croydon
CR2 0NY

Proposal : Removal of condition 13 (grampian condition - access from Wettern Close) linked to planning application for the 19/00732/FUL for the demolition of existing buildings, erection of 2 pairs of semi-detached 2 storey houses with accommodation in the roof and a block of 5 flats (one 1 bedroom flat and four 2 bedroom flats), formation of vehicular access, provision of parking and landscaping

Date Decision: 09.12.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/05002/HSE Ward : **Sanderstead**
Location : 177 Upper Selsdon Road Type: Householder Application
South Croydon
CR2 0DW

Proposal : Erection of an outbuilding and pergola

Date Decision: 03.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05012/FUL Ward : **Sanderstead**
Location : 3 Mayfield Road Type: Full planning permission
South Croydon
CR2 0BG

Proposal : Retrospective change of use to a 6 room (16 person) HMO (sui generis)

Date Decision: 02.01.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/05013/FUL Ward : **Sanderstead**
Location : 5 Mayfield Road Type: Full planning permission
South Croydon
CR2 0BG

Proposal : Retrospective change of use to a 6 room (17 person) HMO (sui generis)

Date Decision: 02.01.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/05042/HSE
Location : 40 Arundel Avenue
South Croydon
CR2 8BB
Proposal : Single storey rear/side extension

Ward : **Sanderstead**
Type: Householder Application

Date Decision: 19.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05134/GPDO
Location : 50 Wentworth Way
South Croydon
CR2 9EU
Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.825 metres

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

Date Decision: 17.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05159/LP
Location : 5 Wentworth Way
South Croydon
CR2 9EY
Proposal : Loft conversion including a side and rear dormer

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

Date Decision: 13.12.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05184/HSE
Location : 4 Mitchley Hill
South Croydon
CR2 9HA
Proposal : Erection of a single storey side/rear extension.

Ward : **Sanderstead**
Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Date Decision: 13.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05239/HSE
Location : 136 Limpsfield Road
South Croydon
CR2 9EF
Proposal : Erection of a single storey side/rear extension including an annexe, following demolition of existing garage and side extension.

Ward : Sanderstead
Type: Householder Application

Date Decision: 30.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05518/NMA
Location : 96 Westfield Avenue
South Croydon
CR2 9JW
Proposal : Non material amendment to application ref. 18/05874/HSE for the demolition of garage, porch and lean-to, erection of two storey side extension, single storey rear extension, front porch, associated alterations

Ward : Sanderstead
Type: Non-material amendment

Date Decision: 18.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05577/TRE
Location : 18 Ownstead Gardens
South Croydon
CR2 0HH
Proposal : T1 - Yew, To trim crown periphery by circa 0.5m (TPO no. 13, 2008)

Ward : Sanderstead
Type: Consent for works to protected trees

Date Decision: 03.01.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04807/DISC **Ward : South Croydon**
Location : Heathfield Gardens **Type: Discharge of Conditions**
Coombe Road
Croydon
CR0 1EL
Proposal : Discharge of condition 14 (Low Emission Strategy Report) and condition 19 (carbon reduction) attached to planning permission 16/06514/FUL for the Demolition of the existing garages, relocation of existing substation and erection of one three-storey building comprising ten flats and one part three, part four storey building comprising seven flats and three houses together with external stores and substation reprovision, car parking, landscaping and other associated works
(AMENDED PLANS RECEIVED - BLOCK B REDUCED IN DEPTH, BLOCK A PART-INCREASED IN HEIGHT BY 1 STOREY, 2 ADDITIONAL PARKING SPACES, ALTERATIONS TO LANDSCAPING AND INTERNAL LAYOUTS)

Date Decision: 11.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05082/HSE **Ward : South Croydon**
Location : 14 Croham Park Avenue **Type: Householder Application**
South Croydon
CR2 7HH
Proposal : Alterations, erection of single/two storey rear extension and single storey side extension

Date Decision: 20.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05108/DISC **Ward : South Croydon**
Location : 40 & 42 South Park Hill Road, South **Type: Discharge of Conditions**
Croydon,
CR2 7YB And 17 Birdhurst Avenue, South
Croydon, CR2 7DX
Proposal : Discharge of condition 2 (external material and samples) attached to planning permission 19/03251/FUL for roof repairs and replacement of external materials to 40 & 42 South Park Hill Road and 17 Birdhurst Avenue.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Date Decision: 12.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05192/DISC
Location : 11 South Park Hill Road
South Croydon
CR2 7DY

Ward : South Croydon
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (Materials) attached to permission 18/00693/FUL for demolition of the existing dwelling; and, erection of a three/four storey building comprising 1 studio, 4 two bedroom and 1 three bedroom flats with associated landscaping, parking, refuse and cycle provision.

Date Decision: 12.12.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/05311/HSE
Location : 41 Manor Way
South Croydon
CR2 7BT

Ward : South Croydon
Type: Householder Application

Proposal : Replacement roof with rear dormers serving a loft conversion and rear first floor extension

Date Decision: 24.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05322/HSE
Location : 10 Lismore Road
South Croydon
CR2 7QA

Ward : South Croydon
Type: Householder Application

Proposal : Erection of a single storey rear / side extension

Date Decision: 31.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05481/HSE

Ward : South Croydon

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 5 Bankside
South Croydon
CR2 7BL

Type: Householder Application

Proposal : The excavation and erection of a part single/two storey rear extension at lower ground level. Replacement of the existing single storey rear addition.

Date Decision: 30.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05626/TRE
Location : 189 Pampisford Road
South Croydon
CR2 6DF

Ward : **South Croydon**
Type: Consent for works to protected trees

Proposal : Front Garden - Willow Tree - Re pollard to old points of reduction (TPO no. 16, 2004)

Date Decision: 03.01.20

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04172/FUL
Location : 314 Whitehorse Road
Croydon
CR0 2LE

Ward : **Selhurst**
Type: Full planning permission

Proposal : Alterations and erection of single storey rear extension and extension to existing storage building at rear

Date Decision: 17.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04635/FUL
Location : Shop And Premises
294 Whitehorse Road
Croydon
CR0 2LD

Ward : **Selhurst**
Type: Full planning permission

Proposal : Alteration to front elevation, conversion from A1 to residential use at ground floor level incorporating the existing first floor residential accommodation to form 1 no. 3 bedroom dwelling house

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Date Decision: 09.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04927/GPDO
Location : 103 Queens Road
Croydon
CR0 2PT

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

Proposal : Erection of single storey rear extension projecting out 4.85 metres with a maximum height of 3.15 metres

Date Decision: 30.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05226/FUL
Location : 62 The Crescent
Croydon
CR0 2HN

Ward : Selhurst
Type: Full planning permission

Proposal : Alterations and extensions to existing music therapy centre including projecting rooflights, changes to the roof and canopy

Date Decision: 13.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05231/FUL
Location : 69A St James's Road
Croydon
CR0 2US

Ward : Selhurst
Type: Full planning permission

Proposal : Erection of an outbuilding with verandah in rear garden.

Date Decision: 30.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05276/CONR
Location : 12 Saxon Road
South Norwood
London
SE25 5EQ

Ward : Selhurst
Type: Removal of Condition

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Proposal : Variation of condition 1 (drawing numbers) for permission 19/00712/FUL - Erection of part single, part two storey front, side and rear extensions to facilitate conversion into 1 x 3 bed, 2 x 1 bed and 1 x studio flats, with associated amenity space, car/cycle parking and refuse storage.

Date Decision: 03.01.20

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/05473/NMA
Location : 226 Whitehorse Road
Croydon
CR0 2LB

Ward : Selhurst
Type: Non-material amendment

Proposal : Non material amendment to planning approval 16/03372/P to add terraces to the majority of units and other alterations to the fenestration

Date Decision: 17.12.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/01820/DISC
Location : Parcels Of Land Adjacent To Longheath
Gardens And Long Lane
Croydon
CR0 1XT

Ward : Shirley North
Type: Discharge of Conditions

Proposal : Discharge of conditions 7 (Landscaping) and 15 (Play Spaces) attached to planning permission 16/06508/FUL for demolition of existing garages and erection of 6 buildings varying in height between two and six storeys comprising a total of 23 two bedroom and 30 one bedroom flats, and provision of associated car parking, landscaping and other associated works.

Date Decision: 18.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02211/DISC

Ward : Shirley North

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : Land Adjacent To Malling Close And Land Type: Discharge of Conditions
Adjacent To Stockbury Road
Croydon

Proposal : Discharge of conditions 5 (Landscaping) and 6 (Play Spaces) attached to permission 16/06422/FUL for demolition of a single-storey temporary structure and garages; erection of a four/ six storey building, 3 three-storey buildings and 1 two/four storey building to provide a total of 18 one bedroom and 23 two bedroom flats; formation of vehicular access and provision of associated car parking, landscaping and other associated works.

Date Decision: 18.12.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/04504/DISC Ward : **Shirley North**
Location : 199 Shirley Road Type: Discharge of Conditions
Croydon
CR0 8SB

Proposal : Discharge of Condition 4 (hard and soft landscaping) attached to permission 18/03194/FUL for 'Erection of part 2-storey, part single storey side and rear extensions. Erection of single storey front extension. Conversion of existing house to form 3 x one bed flats and 1 x three bed flat with associated amenity space, bin and cycle stores and parking.'

Date Decision: 18.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04725/HSE Ward : **Shirley North**
Location : 14 Woodmere Close Type: Householder Application
Croydon
CR0 7PN

Proposal : Erection of first floor addition to create two storey dwelling

Date Decision: 12.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04876/HSE Ward : **Shirley North**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 71 Spring Park Road
Croydon
CR0 5EL
Type: Householder Application

Proposal : Alterations and additions to the existing dwelling comprising a two storey side and rear extension and associated internal alterations

Date Decision: 17.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04940/LE
Location : 2 Valley Walk
Croydon
CR0 8SR
Type: LDC (Existing) Operations edged
Ward : Shirley North

Proposal : Existing garage conversion and first floor side extension in use as habitable space.

Date Decision: 12.12.19

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 19/04941/FUL
Location : 2 Valley Walk
Croydon
CR0 8SR
Type: Full planning permission
Ward : Shirley North

Proposal : Retrospective conversion of a garage to living space involving alterations including the replacement of the garage door with a window

Date Decision: 12.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04976/HSE
Location : 10 Gladeside
Croydon
CR0 7RE
Type: Householder Application
Ward : Shirley North

Proposal : Alterations and additions to the existing dwellinghouse, including installation of ramp and conversion of the garage to habitable space, infill addition between the existing garage and dwelling, internal alterations within the dwelling and the construction of a single storey rear extension.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Date Decision: 13.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05203/LP

Ward : Shirley North

Location : 135 The Glade
Croydon
CR0 7QQ

Type: LDC (Proposed) Operations
edged

Proposal : Alterations to the roof for additional loft conversion, with dormers in the rear roof slope.

Date Decision: 19.12.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/05327/GPDO

Ward : Shirley North

Location : 48 Woodmere Avenue
Croydon
CR0 7PB

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 3.4 metres with a maximum height of 3.9 metres

Date Decision: 30.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05442/NMA

Ward : Shirley North

Location : 55 Barnfield Avenue
Croydon
CR0 8SF

Type: Non-material amendment

Proposal : Non-material Amendment to planning permission 16/04550/HSE (Erection of single storey side and rear extension) altering roof design and two roof lights.

Date Decision: 17.12.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/05513/GPDO

Ward : Shirley North

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 59 Orchard Way
Croydon
CR0 7NQ

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 2.95 metres

Date Decision: 30.12.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/05546/TRE

Location : 112 Montpelier Court
Kempton Walk
Croydon
CR0 7XF

Proposal : T1 Oak - Remove 2x (lowest) lateral branches as illustrated in attached photos
Furthermore - crown lift lateral pendulus branches overhang on neigh bouring sides up by 2m.

Ward : **Shirley North**

Type: Consent for works to protected trees

Date Decision: 13.12.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/05620/LP

Location : 39 Barnfield Avenue
Croydon
CR0 8SF

Proposal : Construction of hip to gable end roof extension; erection of dormer extension in rear
roofslope and installation of rooflights in front roofslope.

Ward : **Shirley North**

Type: LDC (Proposed) Operations
edged

Date Decision: 12.12.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04525/HSE

Location : 63 Oak Avenue
Croydon
CR0 8EP

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

Ward : **Shirley South**

Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Date Decision: 02.01.20

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/04844/FUL	Ward :	Shirley South
Location :	38 Sandpits Road Croydon CR0 5HG	Type:	Full planning permission
Proposal :	Part single; part two storey rear extension (following demoliton of existing extensions) and installation of a ground floor side window.		

Date Decision: 19.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/04890/LP	Ward :	Shirley South
Location :	43 Devonshire Way Croydon CR0 8BU	Type:	LDC (Proposed) Operations edged
Proposal :	Rear dormer with Juliet balcony and 2x front roof lights to allow for a loft conversion.		

Date Decision: 10.12.19

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. :	19/05051/HSE	Ward :	Shirley South
Location :	208 Bridle Road Croydon CR0 8HL	Type:	Householder Application
Proposal :	Alterations, erection of a single storey side extension		

Date Decision: 19.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05071/ADV
Location : McDonalds
518-522 Wickham Road
Croydon
CR0 8DN

Ward : Shirley South
Type: Consent to display advertisements

Proposal : Installation of 4no. new digital freestanding signs and 1no. 15" digital booth screen.

Date Decision: 13.12.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/05157/FUL
Location : Addington Water Tower
Sunken Road
Croydon

Ward : Shirley South
Type: Full planning permission

Proposal : Installation of 6 x antennas, 12 x RRH units (4no. per sector) fixed to frames and ancillary equipment following the removal of existing equipment.

Date Decision: 12.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05542/TRE
Location : Woodlands
1 Pine Coombe
Croydon
CR0 5HS

Ward : Shirley South
Type: Consent for works to protected trees

Proposal : 4. 1 x Conifer - Fell to ground level.
5. 1 x Oak Tree - Reduce and reshape by 3 metres, thin by 20%
7. 1 x Cherry Tree - Reduce and reshape by 1.3m, light thin and remove the deadwood.
(TPO no. 5, 1972)

Date Decision: 23.12.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Ref. No. : 19/05663/TRE
Location : 5 Farrer's Place
Croydon
CR0 5HB

Ward : Shirley South
Type: Consent for works to protected trees

Proposal : 1x Sycamore Tree - Fell. Fell and replace with one standard Sycamore in the same place.
(TPO no. 9, 2012)

Date Decision: 23.12.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/04295/FUL
Location : 12 Prince Road
South Norwood
London
SE25 6NN

Ward : South Norwood
Type: Full planning permission

Proposal : Erection of single storey side and rear extension, and the erection of outbuilding (amended)

Date Decision: 12.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04855/HSE
Location : 111 Holmesdale Road
South Norwood
London
SE25 6JH

Ward : South Norwood
Type: Householder Application

Proposal : Demolition and replacement of the two storey rear extension and single storey rear extension with the erection of a wraparound single storey side extension and the construction of loft conversion with dormer in the rear roof slope and roof lights in the front.

Date Decision: 20.12.19

Permission Granted

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Ref. No. : 19/04887/FUL **Ward : South Norwood**
Location : 39 Hurlstone Road **Type: Full planning permission**
South Norwood
London
SE25 6JD
Proposal : Single storey rear extension to the existing ground floor flat

Date Decision: 10.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05037/FUL **Ward : South Norwood**
Location : 9 South Norwood Hill **Type: Full planning permission**
South Norwood
London
SE25 6AA
Proposal : Change of the flexible use of part of the ground floor from A1, A2 or B1 to A1, A2, B1 or D1

Date Decision: 18.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05100/GPDO **Ward : South Norwood**
Location : 22 Norhyrst Avenue **Type: Prior Appvl - Class A Larger House Extns**
South Norwood
London
SE25 4BZ
Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.54 metres

Date Decision: 12.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05437/CAT **Ward : South Norwood**
Location : Elliot Court **Type: Works to Trees in a Conservation Area**
30 South Norwood Hill
South Norwood
London
SE25 6AL

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Proposal : T1 Ash nearest building with heart rot - Crown reduce by 40% and shape reducing a 13 m tree to 11m
T2 Ash on opposite boundary - Reduce by 3m a 13m tree to previous reduction points to leave a 10m tree
T3 Self sown Ash by garage block - Fell to ground level
T4 Adjacent Hawthorn group - Cut back side over pavement by 1m back to fence line
T5 & T6 2 x Hawthorn groups - Reduce by 2m to previous reduction points 2 x 6m tree to leave 2 x 4m trees and trim 1m on all compass points

Date Decision: 13.12.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	19/05461/LP	Ward :	South Norwood
Location :	25 Oliver Avenue South Norwood London SE25 6TY	Type:	LDC (Proposed) Operations edged
Proposal :	Demolition of existing rear extension, erection of single storey rear extension and erection of outbuilding in rear garden.		

Date Decision: 18.12.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/05479/TRE	Ward :	Selsdon Vale And Forestdale
Location :	8 Kingfisher Gardens South Croydon CR2 8QZ	Type:	Consent for works to protected trees
Proposal :	Front garden 1. 1 x Ash Tree - Pollard back to the old points, crown lift over the drive by removing the lower limbs and remove the deadwood. (TPO no. 16, 1971)		

Date Decision: 12.12.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Ref. No. : 19/00753/DISC **Ward : Thornton Heath**
Location : Land Between 2A And 4 Wharncliffe Gardens Type: Discharge of Conditions
South Norwood
London
SE25 6DQ

Proposal : Discharge of Condition 3 (materials) and 4 (Landscaping) attached to Planning Permission 18/05844/CONR for Variation of Condition 1 (in accordance with drawings) of planning application Reference Number: 18/03950/FUL (Erection of a block of 2 no. 2-bed apartments) (raising the roof of the proposed building and making minor external alterations).

Date Decision: 23.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/04618/FUL **Ward : Thornton Heath**
Location : 203B Ross Road Type: Full planning permission
South Norwood
London
SE25 6TN

Proposal : Alteration to the roof including loft conversion with roof lights in the front roof slope and cabrio windows in the rear roof slope.

Date Decision: 20.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04859/LE **Ward : Thornton Heath**
Location : 103 Mersham Road Type: LDC (Existing) Use edged
Thornton Heath
CR7 8NT

Proposal : Use of first floor of property as two separate one bedroom flats.

Date Decision: 13.12.19

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 19/04897/HSE **Ward : Thornton Heath**
Location : 22 Furze Road Type: Householder Application
Thornton Heath
CR7 8NG

Proposal : Erection of first floor rear extension

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Proposal : Retrospective application for alterations to land levels and erection of retaining walls to facilitate the formation of vehicle access with alterations to front boundary, provision of a hardstanding area, soft landscaping and enclosed refuse storage.

Date Decision: 20.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05148/LE
Location : 35 Gilsland Road
Thornton Heath
CR7 8RQ
Proposal : Conversion of single dwellinghouse (C3) to 6 person House in Multiple Occupation (C4) (existing use)

Ward : **Thornton Heath**
Type: LDC (Existing) Use edged

Date Decision: 23.12.19

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 19/05301/GPDO
Location : 89 Bensham Grove
Thornton Heath
CR7 8DX
Proposal : Change of use from B1(a) office to form 4no flats with associated parking, cycling and refuse storage facilities

Ward : **Thornton Heath**
Type: Prior Appvl - Class O offices to houses

Date Decision: 31.12.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/05361/DISC
Location : 8 Howberry Road
Thornton Heath
CR7 8HY
Proposal : Discharge of Condition 2 (Contaminated Land) attached to permission 19/03911/GPDO for 'Change of use of existing retail premises to provide 2-bed flat with bedroom at basement level.'

Ward : **Thornton Heath**
Type: Discharge of Conditions

Date Decision: 20.12.19

Approved

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Proposal : External alterations including erection of signage to retail units. Reconfiguration of existing car park with provision of additional spaces and associated works including cycle parking and landscaping

Date Decision: 19.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04639/FUL

Ward : Waddon

Location : R/O 64 Waddon Road
Croydon
CR0 4JD

Type: Full planning permission

Proposal : Erection of two x 3 bedroom dwellings with access from a private driveway off Connersville Way, associated car parking, cycle storage, refuse storage and landscaping

Date Decision: 19.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04665/LE

Ward : Waddon

Location : 7 Sunniholme Court
27 Warham Road
South Croydon
CR2 6LJ

Type: LDC (Existing) Use edged

Proposal : Retrospective application for internal alterations.

Date Decision: 12.12.19

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 19/04710/FUL

Ward : Waddon

Location : Trident House
1 Pegasus Road
Croydon
CR0 4RN

Type: Full planning permission

Proposal : Erection of pump house and sprinkler tank to north eastern side of rear service yard

Date Decision: 13.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04793/FUL

Ward : Waddon

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 33 Godson Road
Croydon
CR0 4LT
Type: Full planning permission
Proposal : Conversion to form 1 studio and 1 three bedroom flats
Date Decision: 10.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04954/FUL
Location : 90 Stafford Road
Croydon
CR0 4NE
Type: Full planning permission
Ward : **Waddon**
Proposal : Alterations to existing dwelling to create a three bedroom four person flat and separate B1 (a) office
Date Decision: 24.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/04971/FUL
Location : Southern Gas Network Croydon
Above Ground Installation
Factory Lane
Croydon
CR0 3RL
Type: Full planning permission
Ward : **Waddon**
Proposal : Replacement of the security fencing and installation of mast mounted CCTV
Date Decision: 13.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05070/HSE
Location : 561 Purley Way
Croydon
CR0 4RJ
Type: Householder Application
Ward : **Waddon**
Proposal : Partial demolition of existing single storey extension, and and erection of a replacement single storey rear extension.
Date Decision: 30.12.19

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Level: Delegated Business Meeting

Ref. No. : 19/05081/DISC **Ward : Waddon**
Location : Garage Blocks Rear Of 38 - 40 **Type: Discharge of Conditions**
Thorneloe Gardens
Croydon
CR0 4EN
Proposal : Details pursuant to the discharge of condition 3 (materials) of planning permission 16/06337/FUL 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'

Date Decision: 18.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05110/DISC **Ward : Waddon**
Location : 49 Haling Park Road **Type: Discharge of Conditions**
South Croydon
CR2 6ND
Proposal : Discharge of condition 8 (SUDS) of Planning Permission (19/03992/CONR) granted on the 26/09/19 for the 'Variation of Condition 1 of 19/01540/FUL (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) to alter internal layout, remove lift, alter position of one window and add an additional balcony.'

Date Decision: 17.12.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/05348/HSE **Ward : Waddon**
Location : 408 Purley Way **Type: Householder Application**
Croydon
CR0 4NZ
Proposal : Erection of a single storey rear extension.

Date Decision: 30.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/05688/LP **Ward : Waddon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 30 The Ridgeway
Croydon
CR0 4AE
Type: LDC (Proposed) Operations
edged
Proposal : Erection of single-storey rear extension.
Date Decision: 17.12.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/04846/FUL
Location : 63 Macclesfield Road
South Norwood
London
SE25 4RY
Type: Full planning permission
Ward : Woodside
Proposal : Conversion of a single dwelling to a 7 person House in Multiple Occupation (C4)
Date Decision: 13.12.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/04856/GPDO
Location : 102 Harrington Road
South Norwood
London
SE25 4NB
Type: Prior Appvl - Class A Larger
House Extns
Ward : Woodside
Proposal : Erection of single storey rear extension projecting out 5.08 metres with a maximum height
of 2.875 metres
Date Decision: 12.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05107/HSE
Location : 29 Notson Road
South Norwood
London
SE25 4JZ
Type: Householder Application
Ward : Woodside
Proposal : Alterations to existing roof to include a raised ridgeline, erection of dormer extension in
rear roofslope and installtion of rooflights in front roofslope.
Date Decision: 19.12.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05135/GPDO
Location : 51 Enmore Road
South Norwood
London
SE25 5NG

Ward : Woodside
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: 12.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05358/GPDO
Location : 20 Oakley Road
South Norwood
London
SE25 4XQ

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

Proposal : Erection of single storey rear extension projecting out 4,68 metres from the existing rear wall with a maximum height of 3 metres

Date Decision: 23.12.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/05890/NMA
Location : 113-121 Portland Road
South Norwood
London
SE25 4UN

Ward : Woodside
Type: Non-material amendment

Proposal : Non-Material Amendment to Planning Permission 18/06013/CONR - Variation of Conditions 3, 9, 11 and 13 attached to Planning Permission 16/05299/FUL for Alterations, Alterations to shopfront. erection of second floor extension and ground, first and second floor rear extension with basement to provide 5 three bedroom 5 two bedroom and 4 one bedroom flats, part demolition to rear, provision of associated parking, provision of associated refuse and cycle storage.

Date Decision: 20.12.19

Approved

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 6th January 2020

Location : 6 Colliers Water Lane
Thornton Heath
CR7 7LA

Type: Householder Application

Proposal : Retrospective approval for the demolition of the (formerly existing) metal clad garage at the rear of the property and retrospective approval for the construction of a single storey shed/outbuilding at the rear of the property.

Date Decision: 12.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05125/HSE
Location : 1A Marden Road
Croydon
CR0 3ET

Ward : **West Thornton**
Type: Householder Application

Proposal : Construction of hip to gable end extension; erection of dormer extension in rear roofslope

Date Decision: 17.12.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/05161/ADV
Location : McDonald's Restaurant
939 London Road
Thornton Heath
CR7 6XJ

Ward : **West Thornton**
Type: Consent to display advertisements

Proposal : Installation of 4 no. digital freestanding signs and 1 no. digital booth screen

Date Decision: 24.12.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/05511/LP
Location : 15 Stanley Grove
Croydon
CR0 3QW

Ward : **West Thornton**
Type: LDC (Proposed) Use edged

Proposal : Conversion of single family dwelling to 4 person HMO.

Date Decision: 13.12.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

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PLANNING COMMITTEE AGENDA

16 January 2020

Part 8 Other Planning Matters

Item 8.3

<p>Report of: Head of Development Management</p> <p>Author: Pete Smith</p>	<p>Title: Planning Appeal Decisions (December 2019)</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.

Application No:	18/04165/HSE
Site:	44 Woodside Avenue, South Norwood, SE25 5DJ
Proposed Development:	Formation of a vehicle access – dropped kerb
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector’s Decision	DISMISSED
Case Officer	George Clarke
Ward	Woodside

- 2.2 The main issues in this case were as follows:
 - The effect of the development on highway safety
 - The effect of the dropped kerb and hardstanding on the character and appearance of the host property.
- 2.3 Woodside Avenue is a one way street with a contra-flow cycle path. The street is heavily parked up (on-street) with very few properties having off-

street car parking. The Planning Inspector noted that the off-street car parking space would not have met the minimum requirements; being only 2.33 metres wide. She was also concerned that parallel parking would have required a car to manoeuvre along the footpath which would have significantly increased the risks of collisions with other highway users (including pedestrians and cyclists). She was also concerned that the car would have projected onto the pavement and also noted that the formation of a crossover would have resulted in the loss of on street car parking capacity – which would have added to existing car parking stress levels.

2.4 She was also concerned about the loss of the boundary detailing, which she considered to be an integral component of the character and appearance of the immediate area and the host property.

2.5 The appeal was DISMISSED.

Application No:	19/02336/HSE
Site:	133 South Norwood Hill, SE25 6DD
Proposed Development:	Formation of a vehicle access and vehicle hard-standing
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Chris Grace
Ward	Thornton Heath

2.6 The main issues in this case was the effect of the proposed development on highway safety within South Norwood Hill

2.7 The garden attached to 133 South Norwood Hill is elevated (relative to the pavement) and the proposal sought to excavate the front garden to secure level access – although officers were concerned that there was insufficient space to allow a vehicle to easily turn on site.

2.8 South Norwood Hill has 30 mph speed restrictions; a busy thoroughfare used by a number of bus routes. The Planning Inspector was concerned about vehicles reversing onto of off the hard-standing, especially with cars parked on-treet nearby – restricting visibility.

2.9 The appeal was DISMISSED.

Application No:	19/01518/HSE
Site:	243 Old Lodge Lane, CR8 4AZ
Proposed Development:	Erection of a two-storey side extension and single-storey rear extensions
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	ALLOWED
Case Officer	Ryan McMinn

Ward

Kenley

2.10 The main issue in this case was the effect of the two-storey side extension on the character and appearance of the host property and street-scene. The Planning Inspector noted that there was no recognisable pattern of gaps between properties that contributed to the area's character. She noted that the first floor would have been set back from the front building line, with a lower ridge height. Whilst she noted that the extension would have been brought closer to the neighbouring property, she concluded that the cumulative impact would not have been harmful.

2.11 The appeal was ALLOWED.

Application No:	19/01637/CONR
Site:	16 and 18 Lawrence Road, London SE25 5AA
Proposed Development:	Application to remove condition limiting occupation of additional rooms (20 persons) – associated with the use as an HMO.
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	James Udall
Ward	South Norwood

2.12 The main issue in this case was whether the previously imposed planning condition was necessary, relevant to planning and reasonable in all other respects. The Planning Inspector considered that limiting the level of occupation (to protect the amenities of neighbours and the demand for on street car parking) was reasonable and necessary.

2.13 The appeal was DISMISSED. The linked application for costs (against the Council – arguing that it was unreasonable in refusing planning permission) was also DISMISSED.

Application No:	19/01238/HSE
Site:	71 Addington Road, CR0 3LW
Proposed Development:	Retention of ground floor rear extension and front porch
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	ALLOWED
Case Officer	Russell Smith
Ward	Broad Green

2.14 This case followed from planning enforcement investigation and sought planning permission to retain a ground floor rear extension and front porch. The main issues in this case involved the effect of the development on the amenities of the immediate neighbour and on the character and

appearance of the area.

2.15 The site occupies a corner location at the junction of Addington Road and Hatton Road; the ground floor extension had been attached to an existing ground floor extension. Whilst the Planning Inspector acknowledged that the further extension resulted in an extension of around 6 metres in depth, he noted that the next-door property had also been extended and that the further extension had been inset from the boundary and could only be seen from above the fence. He also noted that the neighbouring property had a wooden canopy structure within the rear garden which partially enclosed existing outlook. He therefore concluded that the ground floor extension, given its modest scale did not have such an adverse impact on outlook or light so as to demonstrably harm the living conditions of the neighbour.

2.16 As regards the front porch (which was almost full width of the property frontage) he was satisfied that the porch was not overly intrusive, especially as it respected the window position of the existing ground floor frontage.

2.17 The appeal was ALLOWED.

<i>Application No:</i>	<i>19/02003/FUL</i>
<i>Site:</i>	<i>78 Bensham Manor Road, CR7 7AU</i>
<i>Proposed Development:</i>	<i>Erection of a single storey extension to ground floor flat.</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>James Udall</i>
<i>Ward</i>	<i>Bensham Manor</i>

2.18 The main issue in this case was the effect of the development on the amenities of the neighbouring occupier at 78 Bensham Manor Road.

2.19 Planning permission had already been granted for a 4-metre-deep extension alongside the boundary with 78 Bensham Manor Road and the Planning Inspector felt that an extension (by a further 1 metre) alongside the boundary would have unacceptably enclosed the outlook from this neighbouring property.

2.20 The appeal was DISMISSED.

<i>Application No:</i>	<i>18/00720/FUL</i>
<i>Site:</i>	<i>Appletree Cottage, Ashburton Road, CR0 6AP</i>
<i>Proposed Development:</i>	<i>Redevelopment of existing cottage through the erection of a 2-storey building with rooms in the roof (to be used as 6 self-contained flats)</i>

Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Katy Marks
Ward	Addiscombe East

2.21 The main issues in this case was the effect of the development on the character and appearance of the East India Conservation Area and the quality of the resultant accommodation for future occupiers – in terms of the availability of private amenity space and child play space.

2.22 Whilst the Planning Inspector accepted that Appletree Cottage did not contribute positively to the character and appearance of the conservation area (albeit with its somewhat quirky appearance) she concluded that the proposed building would have had a larger footprint and would have appeared overly cramped on the site – and would have been harmful to the Ashburton Road street-scene. She concluded that the two-storey building would not have integrated well into its context and would have been harmful to the character and appearance of the conservation area.

2.23 She also found the amenity space to be lacking, both in terms of quality and convenience; especially when considering the new build context. She also agreed with the Council that the scheme failed to provide the required child play space. Whilst she accepted that the London Mayor SPG was advisory, she referred to CLP policy which required the provision of child play space (which was included as part of the development plan)

2.24 The appeal was DISMISSED.

Application No:	19/01458/GPDO
Site:	279 Lower Addiscombe Road, CR0 6RE
Proposed Development:	Use of part of ground floor as residential accommodation (COU from A1/A2 to C3)
Decision:	REFUSE PRIOR APPROVAL
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	ALLOWED
Case Officer	Sera Elobisi
Ward	Addiscombe East

2.25 The main issue in this case was the effect of the proposed change of the use on the viability and vitality of the retail/commercial area. The part of the ground floor the subject of the application for prior approval was the rear part of the ground floor – to the rear of an existing hair salon. The Planning Inspector was satisfied that the proposed use would have been unlikely to have affected the continued use of the remaining ground floor rooms as a hair salon.

2.26 The appeal was ALLOWED.

Application No:	19/00497/FUL
Site:	Flat 1 28 Woodstock Road, Croydon CR0 1JR
Proposed Development:	Installation of double glazed window units
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Sera Elobisi
Ward	Fairfield

2.27 The main issue in this case was the effect of the window replacement scheme on the character and appearance of the Chatsworth Road Conservation Area.

2.28 The Planning inspector noted that all properties on the south side of Woodstock Road exhibited similar architectural qualities with all windows at 28 Woodstock Road being retained as timber sash. Whilst he accepted that a number of properties had UPVC windows, he concluded that they helped emphasise that the use of UPVC was more conspicuous due to the failure to replicate architectural details. He saw that the retention of timber sash windows (which there were also a number within the street) was an important constituent of conservation area character. He saw the harm as being localised in nature and therefore less than substantial harm – but he saw little benefit of the proposed development to outweigh the harm caused.

2.29 The appeal was DISMISSED.