

# Planning Committee Agenda



To: Councillor Chris Clark (Chair)  
Councillor Leila Ben-Hassel (Vice-Chair)  
Councillors Clive Fraser, Lynne Hale, Toni Letts, Ian Parker, Joy Prince,  
Scott Roche, Paul Scott and Gareth Streeter

Reserve Members: Jamie Audsley, Bernadette Khan, Caragh Skipper,  
Andrew Pelling, Pat Clouder, Humayun Kabir, Michael Neal, Badsha Quadir,  
Helen Pollard and Vidhi Mohan

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 25 March 2021** at the rise of Planning Sub-Committee but not earlier than **6.30 pm**. The meeting will be held remotely. Members of the Committee will be sent a link to remotely attend the meeting in due course.

**PLEASE NOTE:** Members of the public are welcome to view this meeting remotely via the following web link: <https://webcasting.croydon.gov.uk/meetings/12037>

JACQUELINE HARRIS BAKER  
Council Solicitor and Monitoring Officer  
London Borough of Croydon  
Bernard Weatherill House  
8 Mint Walk, Croydon CR0 1EA

Michelle Ossei-Gerning  
020 8726 6000 x84246  
michelle.gerning@croydon.gov.uk  
[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 17 March 2021

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

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

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

## **AGENDA – PART A**

**1. Apologies for absence**

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

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

To approve the minutes of the meeting held on Thursday 25 February 2021 as an accurate record.

**3. Disclosure of Interest**

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

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

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

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

To receive the following presentations on a proposed development:

**5.1 20/05696/PRE Various Locations – 158 Sites (Pages 15 - 32)**

Replacement of existing Croydon bus shelters, freestanding adverts and larger column adverts with the provision of new bus shelters and advertising panels, providing an opportunity to embed 'Smart City' technology and to upgrade the existing paper advertising with digital advertising screens.

Ward: All

**6. Planning applications for decision (Pages 33 - 36)**

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

**6.1 20/05474/FUL 3 Kingswood Way, South Croydon, CR2 8QL  
(Pages 37 - 56)**

Demolition of single-family dwelling house and erection of 3x 3-storey terraced houses, 2x 3-storey semi-detached houses and 2x 2-storey semi-detached houses containing 6x-3 bedroom and 1x 2-bedroom homes with associated access, car parking, cycle and refuse storage.

Ward: Selsdon Vale and Forestdale  
Recommendation: Grant permission

**6.2 20/01953/FUL 219 Farley Road South Croydon CR2 7NQ  
(Pages 57 - 84)**

Demolition of existing dwelling house and the construction of a part-single- and part-four-storey building comprising 9 flats, with associated vehicle and cycle parking, refuse store, hard and soft landscaping.

Ward: Selsdon and Addington Village  
Recommendation: Grant permission

**6.3 20/05326/FUL 37 Kingswood Lane, Warlingham, CR6 9AB  
(Pages 85 - 104)**

Demolition of single-family dwelling house and erection of 1x 3-storey block, containing 4x 3-bedroom, 3x 2-bedroom and 2x 1-bedroom flats with associated access, car parking, cycle and refuse storage.

Ward: Sanderstead  
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 105 - 106)**

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

There are none.

**8.1 Weekly Planning Decisions (Pages 107 - 252)**

Attached is the list of Delegated and Planning Committee/Sub-Committee decisions taken between 15 February 2021 and 12 March 2021.

**9. Exclusion of the Press & Public**

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended."

## Planning Committee

Meeting of Croydon Council's Planning Committee held virtually on Thursday 25 February 2021 at 6pm via Microsoft Teams.

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

### MINUTES

**Present:** Councillor Chris Clark (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Clive Fraser, Lynne Hale, Ian Parker, Joy Prince, Scott Roche,  
Paul Scott, Gareth Streeeter and Bernadette Khan (In place of Toni Letts)

**Also Present:** Councillor Badsha Quadir, Stuart King and Tim Pollard

**Apologies:** Councillor Joy Prince for lateness

### PART A

27/21 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 4 February 2021 be signed as a correct record.

28/21 **Disclosure of Interest**

Councillor Chris Clark declared a non-peculiarly interest with in relation to item 20/02136/FUL The Sandrock 152 Upper Shirley Road Croydon CR0 5HA by personally knowing the objector speaking at the meeting. There had been no prior discussion of the application with the objector.

29/21 **Urgent Business (if any)**

There was none.

30/21 **Development presentations**

31/21 **20/02134/PRE 20-24 Mayday Road, Thornton Heath, CR7 7HL**

Demolition of existing commercial (light industrial) buildings. Erection of replacement residential buildings providing (circa) 64 new dwellings with associated amenity space, parking, landscaping.

Ward: West Thornton

John Cutler and Jeff Field from Strutt & Parker/ BNP Paribas Real Estate, Nick Lawrence from Aitch Group, Rick Bhatia, Alex Whythe and Anthony Kong from Alan Camp Architects, and Tom Marley from Development Intelligence, attended to give a presentation and responded to Members' questions and issues raised for further consideration prior to submission of a planning application.

The main issues raised at this meeting were as follows:

- **Loss of employment on the site** – Members requested for clarification that the policy test has been achieved and with previous occupants
- **Ground floor space** – Comments made for the ground floor use with commercial and crèche spaces
- **Scale massing** – This was well received by Members that it was developing well, though there were concerns on the location and proximity to boundaries at Block B and C, and impact with adjoining occupiers.
- **Courtyard** – this arrangement was welcomed by Members. There was encouragement for brick work materials to be reviewed to break up the mass and provide greater interest.
- **Reduction in the number of homes** – Comments were made regarding the density of the development and the need to ensure a good quality development
- **Height** – Members commented that this needed to be demonstrated with the adjoining occupiers. Several Members stressed the importance of testing the sunlight and daylighting issues and demonstrating that as part of the planning application.
- **Mix** – the mix of the family unit was seen positive by Members, though comments were made to ensure that family units could be increased in accordance with policy.
- **Green space** – Members encouraged the applicant to review the landscape area and to engage landscape architects to ensure sufficient play space was provided to meet all needs of future occupiers. The landscaping and new trees provision were also welcomed by Members.
- **Roof** – there was an encouragement for the flat roofs to be green roofs
- **Liveability of the development** – there were questions from Members regarding the number of units proposed in the development and whether this is in line with the PRP comments; further comments of the refuse and how that would fit into the plans, to ensure it worked with the residents and for collection operatives of waste recycling and bulky goods.
- **Affordable Housing** – affordable housing was stressed by Members
- **Parking permits** – there was support from Members for a car free development providing it was conveyed to future residence in that they would have no access to parking permits.
- **Security issues** – Members discussed the security from adjacent uses and the need for lighting and encouraged contact with the secure by design officers.

- **Engagement with residents** – this was encouraged by Members before the application was to be submitted.
- **Soundproof** – there were questions around the soundproof, though it was confirmed that it did not fall within the planning matters, the developers were encouraged to address with the building regulations to ensure all the necessary standards would be met.

Ward Councillor Stuart King addressed to the committee his local viewpoints of the application.

*At 6:55pm Councillor Joy Prince attended the meeting.*

The Chair thanked the developers.

### 32/21 **Planning applications for decision**

#### 33/21 **20/00107/FUL 2 - 4 Addington Road, South Croydon, CR2 8RB**

Demolition of two semi-detached dwelling houses and the erection of 4/5 storey building to provide 19 residential units, with associated provision of 20 off-street car parking spaces, access, cycle and refuse storage and landscaping.

Ward: Sanderstead

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

Ms Jill Barrett and Mr Craig Button spoke against the application.

Mr Ian Coomber, on behalf of the agent, spoke in support of the application.

The referring Ward Member Councillor Tim Pollard spoke against the application.

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

There was information from officers to Members that the car club would be included to the condition.

The substantive motion to **GRANT** the application based on the officer's recommendation as amended was taken to the vote having been proposed by Councillor Paul Scott. This was seconded by Councillor Joy Prince.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 2 - 4 Addington Road, South Croydon, CR2 8RB.

34/21 **20/02136/FUL The Sandrock 152 Upper Shirley Road Croydon CR0 5HA**

Two storey side and rear extension to The Sandrock Public House to provide an enlarged service area (including front seating area) to the existing pub (Sui Generis) and conversion of the upper floors including extensions to form 4 flats and construction of a three storey building to the rear comprising 11 flats and 4 houses; hard and soft landscaping; communal/amenity/play space; car parking between the two buildings; new crossover along Sandrock Place; boundary treatment and refuse and cycle provision.

Ward: Shirley South

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

Mr David Percival spoke against the application.

Mr Joe Haines, the applicant's agent, spoke in support of the application.

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

*At 9:46pm in accordance to section 2.10 (6) in Part 3 – Responsibility for Functions of the constitution, Councillor Chris Clark proposed the motion to suspend the guillotine and this was unanimously agreed by Members of the Committee. The motion to suspend the guillotine was put forward to the vote and was unanimously approved.*

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Paul Scott. This was seconded by Councillor Joy Prince.

The substantive motion fell with two Members voting in favour and eight Members voting against.

Councillor Clive Fraser and Councillor Leila Ben Hassel proposed a motion to **REFUSE** the application on the grounds of over development of site including daylight and sunlight issues, operational carpark for future provision, lack of integration of the housing element into the local listed building; impact on neighbours. Councillor Streeter seconded the motion.

The motion to refuse was taken to a vote and carried with eight Members voting in favour and two Members voting against.



The Committee therefore **RESOLVED** to **REFUSE** the application for the development of The Sandrock 152 Upper Shirley Road, Croydon, CR0 5HA.

*At 10:19pm the Committee adjourned for a short break.*

*At 10:26pm the Committee resumed the meeting.*

35/21      **20/01625/FUL 14 Oakwood Avenue, Purley CR8 1AQ**

Demolition of 1 no. detached family house and erection of 1 no. apartment blocks, comprising 20 new apartments, with associated hard and soft landscaping etc.

Ward: Purley and Woodcote

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

36/21      **20/06224/FUL 922 - 930 Purley Way, Purley, CR8 2JL**

Demolition of existing 5 residential dwellings and erection of residential development formed of 3 blocks of flats ranging from 6 - 12 storey's comprising 155 flats with associated land level alterations, landscaping, access, cycle and car parking.

Ward: Purley and Woodcote

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

Mr Chris Philp spoke against the application.

Miss Isobel McGeever, the applicant's agent, spoke in support of the application.

The referring Ward Member, Councillor Badsha Quadir spoke against the application.

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

*During the deliberation Councillor Bernadette Khan had lost connection and did not hear the full account of the debate, therefore was not able to participate in the vote in accordance to section 7.1 Part 4K – Planning and Planning Sub-Committee Procedure of the constitution.*

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Clive Fraser. This was seconded by Councillor Paul Scott.

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

Councillor Gareth Streeter proposed a motion to **REFUSE** the application on the ground of over development of site in relation to the height of the building and an unacceptable compromise of local amenity including loss or damage to heritage asset. Councillor Ian Parker seconded the motion.

The motion to refuse was taken to a vote and fell with four Members voting in favour and five Members voting against.

Councillor Paul Scott proposed for a motion to **DEFER** the application on the grounds of the tenure split to address a closer 60/40 split in favour of rented accommodation, further discussion of the 3-bed and larger units, and the review of the height of the development. Councillor Clive Fraser seconded the motion.

The motion to defer was taken to a vote and carried with eight Members voting in favour and one Member voting against.

The Committee therefore **RESOLVED** to **DEFER** the application for the development of 922 - 930 Purley Way, Purley, CR8 2JL.

37/21 **Items referred by Planning Sub-Committee**

There were none.

38/21 **Other planning matters**

39/21 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 0.20am

**Signed:**

**Date:**

.....

## **PLANNING COMMITTEE AGENDA**

### **PART 5: Development Presentations**

---

#### **1 INTRODUCTION**

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

#### **2 ADVICE TO MEMBERS**

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

#### **3 FURTHER INFORMATION**

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

#### **4 PUBLIC SPEAKING**

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

#### **5 BACKGROUND DOCUMENTS**

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

#### **6 RECOMMENDATION**

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

This page is intentionally left blank

#### 1. DETAILS OF THE DEVELOPMENT

Ref: 20/05696/PRE  
Location: Various Locations – 158 Sites  
Ward: All  
Description: Replacement of existing Croydon bus shelters, freestanding adverts and larger column adverts with the provision of new bus shelters and advertising panels, providing an opportunity to embed 'Smart City' technology and to upgrade the existing paper advertising with digital advertising screens.  
Applicant: Valo Smart City  
Agent: UK Partnerships  
Case Officer: Helen Furnell

#### 2. PROCEDURAL NOTE

- 2.1 This proposed development is being reported to Planning Committee to enable Members to view it at pre application stage and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional, and subject to full consideration of any subsequent applications, including any comments received as a result of consultation, publicity and notification.
- 2.2 It should be noted that this report represents a snapshot in time, with negotiations and dialogue on-going. The plans and information provided to date are indicative only and as such the depth of analysis provided corresponds with the scope of information that has been made available to Council officers. Other issues may arise as more detail is provided and the depth of analysis expanded upon.
- 2.3 Replacement bus shelters do not require planning permission as they benefit from permitted development rights (as set out in Schedule 2, Part 12, Class A (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015). In theory they could be installed without involvement from the Local Planning Authority if they remain within the parameters for scale. However, as digital adverts are proposed to be incorporated in the bus shelters and the project also involves sites that are occupied by freestanding advertisements that are proposed to be replaced by digital advertisements, these all require Advertisement Consent (both the digital adverts on the bus shelters and the freestanding adverts).
- 2.4 The applicant is undertaking stakeholder meetings with Transport for London, the Metropolitan Police Service and various interested services within LB Croydon.

2.5 The report covers the following points:

- a. Executive summary of key issues with scheme
- b. Site briefing
- c. Place Review Panel feedback
- d. Summary of matters for consideration
- e. Officers' preliminary conclusions
- f. Specific feedback requests

### **3. EXECUTIVE SUMMARY**

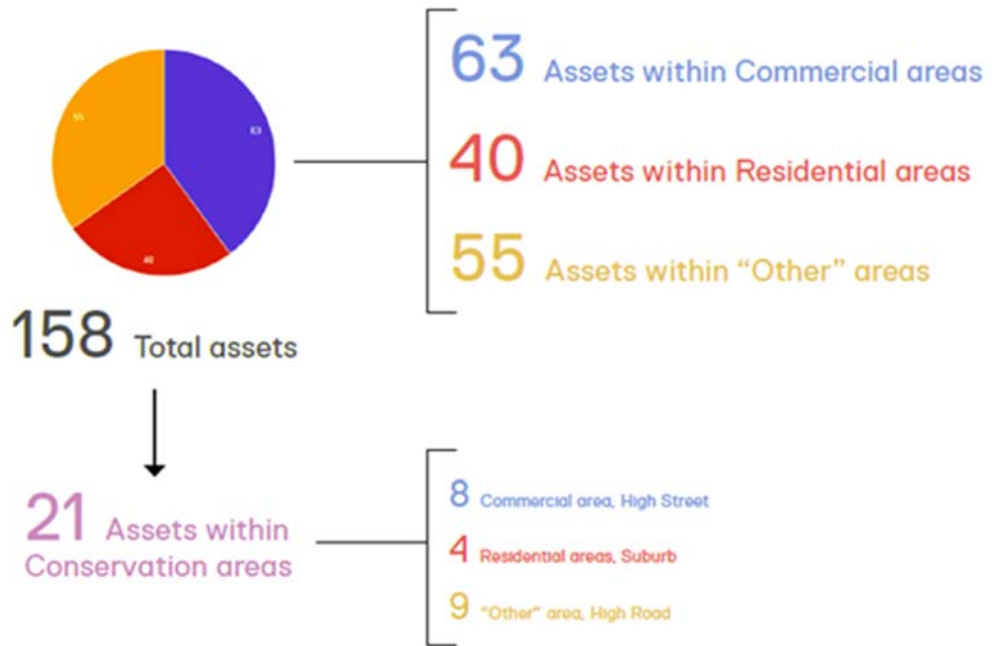
- 3.1 As a result of Croydon Council's contract with its existing advertising partner coming to an end, the Council is embarking on a new contract with a new provider for small format advertising across the Borough. The result of this is that the existing bus shelters and advertising panels will be removed by the previous partner. This requires the provision of new bus shelters and advertising panels and provides an opportunity to embed 'Smart City' technology and to upgrade the existing paper advertising with digital advertising screens.
- 3.2 Designs for the new bus shelters and advertising panels are at concept stage and a modular approach to different contexts and conditions is being developed.
- 3.3 This project is time critical, with the final designs of shelters required to be agreed by the end of March 2021. Following this, applications for advertisement consent for each of the 158 sites are required and it is anticipated that these will be submitted in batches.
- 3.4 The scheme has developed through a series of pre-application meetings with officers and consideration by the Place Review Panel (PRP) in February 2021. A summary of the Panel's feedback is included within this report.
- 3.5 The sites are in areas of varying character, including sites in both urban, suburban and town centre locations and are in a mix of commercial and residential locations. 21 of the sites are located in Conservation Areas.

### **4. SITE BRIEFING**

- 4.1 All 158 sites cannot be individually described here however, it should be noted that all of the sites being looked at are currently occupied by either bus shelters or freestanding adverts. The applicant is not looking to propose structures in new locations. Sites also greatly vary in their conditions, character and complexities.
- 4.2 The bus shelters to be removed and replaced are LB Croydon shelters. TfL shelters would remain unaffected by the proposals. Of the existing sites, 110 are bus shelters, 42 are dual sided freestanding rectangular poster adverts and 6 are large freestanding column adverts. It is noted that of the 110 existing bus shelters that are proposed to be replaced, only 17 of these have existing real-time bus arrival 'countdown' information. The replacement bus shelters would all have this information as an integral part of the design.

4.3 A high level breakdown of the sites is shown below:

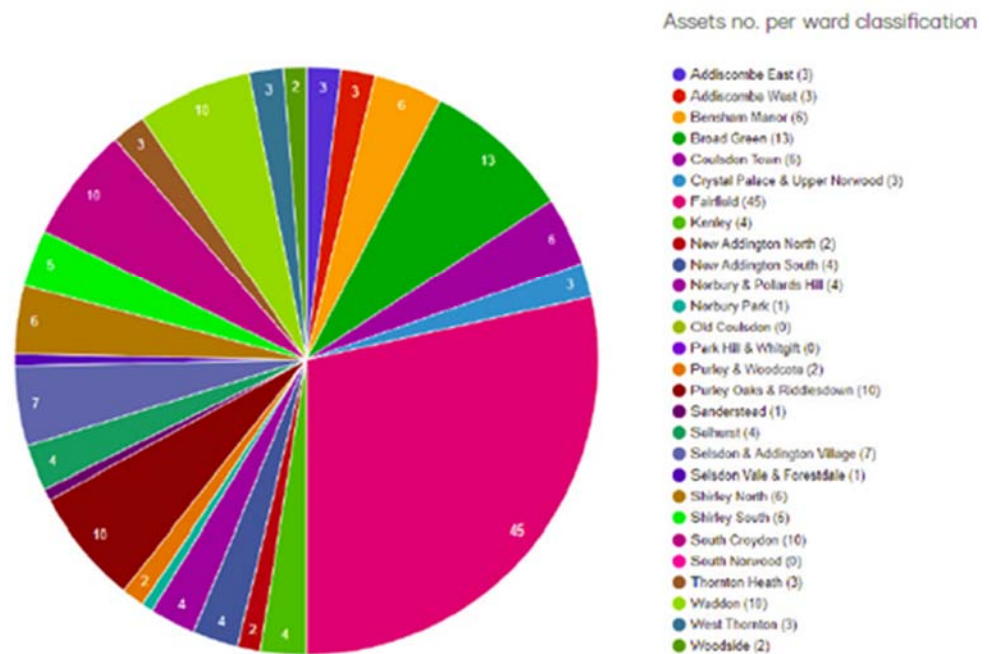
Assets location - General & Conservation areas



4.4 The sites are not evenly distributed across the administrative wards of Croydon, with a large proportion of sites located within the town centre:

Site analysis

Assets location - Wards



4.5 These are some examples of the different types of locations:

Site appraisal overview

Parameters - Context

Commercial Areas



Residential Areas



"Other" Areas



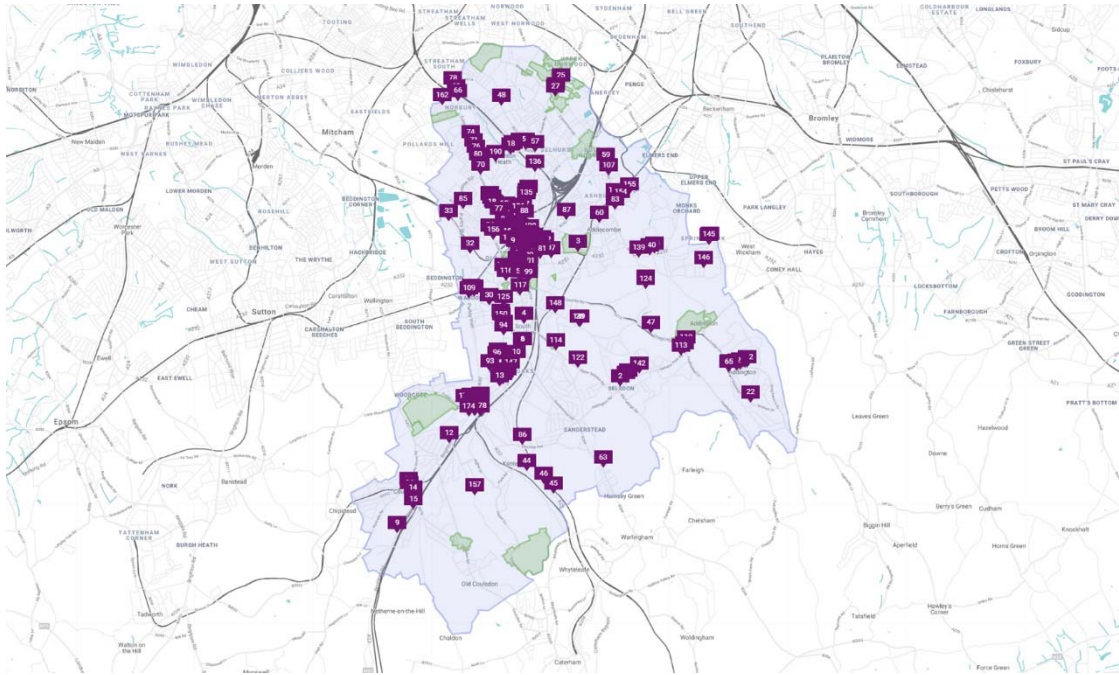
**Relevant Planning History**

4.6 There is no relevant planning history for the sites in question.

*Proposal*

4.7 The proposal is for the existing LB Croydon bus shelters and advertising sites to be removed and replaced with new bus shelters which will have integrated 'smart' technology and digital advertising panels and new digital advertising panels across 158 sites in the borough. The locations of the proposed bus shelters and advertising panels are shown below:





- 4.8 The proposed development will mean that these bus shelters will have the potential to contain items such as digital TfL/travel information, digital advertising, free Wi-Fi, 5G capability, data collection (environmental sensors/air quality information, footfall data etc.), P.A./speakers, and CCTV. The proposed digital advertising (both on the bus shelters and in freestanding advertisement locations), will mean that there is a revenue stream to pay for the replacement shelters, the cost of data collection and provision of services. This will also provide an important revenue stream for the Council. In addition, the Council will be provided with regular slots (10 seconds out of each 60 second cycle), for its own public service messaging.
- 4.9 The locations of the proposed replacement bus shelters are linked to the positions of the existing TfL bus stop poles and road markings, which are not proposed to be moved by this scheme. Whilst there may be some minor variations to existing shelter locations (in order to improve accessibility, for example), these will not be significant changes from the existing locations.
- 4.10 All of the proposed installations across the borough are proposed to be recognisable as being from one design family and a modular approach is proposed to allow the design to adapt to the specifics of each individual location.



4.11 Various options have been submitted for consideration for the bus shelter sites, as there are differing existing conditions – for example, a digital advert sited perpendicular to the shelter would not be appropriate in a location where there is a narrow pavement.



4.12 There are also options for the digital advert in terms of its scale. Most sites will include the standard sized digital advert.



4.13 However, in more sensitive locations or where space is limited, there is a pole mounted advertisement option.



4.14 The proposed bus shelters and digital adverts are proposed to be constructed from robust and durable materials. Discussions on the specifics of the materials is ongoing.

4.15 Whilst applications are not required for the replacement bus shelters, advertisement consent is required for the proposed digital adverts. It is understood that the applicant is intending to submit these applications in tranches, with the first tranche intending to be submitted in April 2021 and submissions continuing throughout the summer. It is intended that the first tranche of shelters would be installed in September 2021.

## 5. PLACE REVIEW PANEL FEEDBACK

5.1 An earlier iteration of the designs were presented to the Council's Place Review Panel on 25<sup>th</sup> February 2021.

5.2 The Panel's main comments were:

- They were supportive of the ambition to create high quality product with a long term interest. They welcomed the quality of product design proposed and encourage the Applicant to embark on the next stage of detailed design development, focusing on site-specific issues such as response to heritage, local infrastructure, microclimate etc. and respond to issues raised in this stage of design development.
- They advised that the Applicant should undertake a thorough historic analysis immediately assessing at the significance of heritage assets and their setting. It was strongly encouraged to engage with Historic England as a priority.
- They don't believe green roofs are necessary as part of the sustainability narrative. They would rather focus on the photovoltaic panels and moving towards self-sustaining structures.
- They welcomed the flexibility of the design and detachable advertising screens are one way to enable this. However, it would not be appropriate to have them detached in all instances – this should be determined on a site by site basis. The detail of how they are detached also requires resolution.
- They advised that different approaches to the display of real time information should be explored, in order to improve the legibility and accessibility and serious concerns are raised about the current proposal to have all information in a small screen parallel to the highway.
- They stressed that the design must be distinctive to Croydon, drawing on the sense of place and unique character of different areas. The Applicant was also encouraged to think about designing a typefaces / graphic style as this can form part of the identity.
- They supported a 10/60 second rule for displaying local information alongside advertising.
- They agreed that prototyping is extremely important. A number of stakeholders will need to feedback on the design and this should be factored into the program.
- Generally, they were concerned at the proposed timescales and think it will be very challenging to meet key deadlines and achieve a well resolved set of structures.
- They stressed the importance of allowing sufficient time to make modifications to the prototype and stated it would also be beneficial to test how it weathers over a period of time. Issues like dirt traps etc. should be designed out, and the prototype should be tested to ensure it does not have any intensive or on-going maintenance requirements.

5.3 The design of the bus shelters and freestanding adverts has been refined since Place Review Panel, with the key changes as follows:

- The design of the 'pole mounted' signs has been refined.

- Further work has been done on developing the design of the integrated screens to accommodate TfL travel information and the 'real time' bus countdown information.
- Bus stop 'names' have been incorporated (although the refinement of the specifics of this feature is ongoing).
- Work on introducing 'fritting' to the glazed panels (to introduce local distinctiveness), is ongoing.

## 6. SUMMARY OF MATTERS FOR CONSIDERATION

### Principle of Development

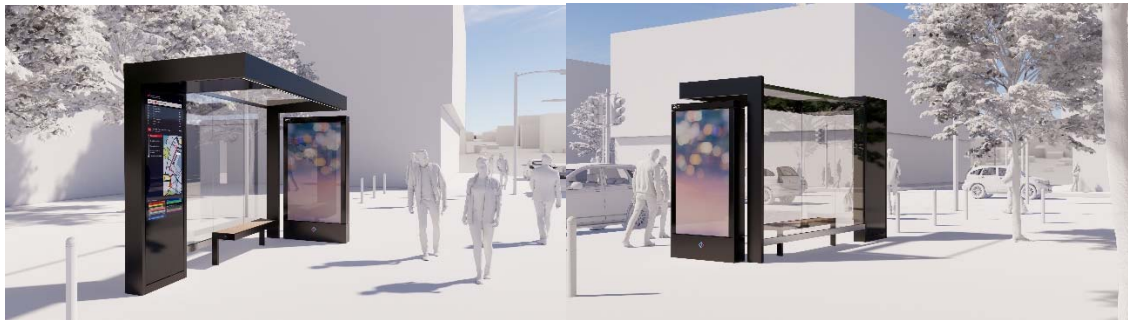
- 6.2 As part of new contractual arrangements, this scheme provides an opportunity to upgrade Croydon's public digital infrastructure. Paragraph 112 of the NPPF recognises that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. It requires planning policies and decisions to support the expansion of electronic communications networks and for them to set out how high quality digital infrastructure is expected to be delivered and upgraded.
- 6.3 There are a number of technological benefits of this scheme. As well as digital advertising, that will allow the Council to have specified time for public service advertising such as: public events notices; public awareness campaigns; TfL messages; TfL maps; service disruptions; road works updates; and educational and informational messages (and in emergency situations, display emergency public messages). The replacement bus shelters are proposed to be 'smart' shelters. Essentially this means that they are able to incorporate free public wifi (both within the shelter and in a 50m radius); air quality sensors; noise pollution sensors; footfall sensors; traffic flow sensors; CCTV, 5G small cells; and fast charging USB ports.
- 6.4 The scheme does not result in the loss of bus shelters as they are being replaced in the same (or very similar locations). Advertising is being proposed in the same locations, albeit there is a change from paper based adverts to digital adverts. Officers consider that there would be no material change of use proposed and therefore, the proposed scheme is acceptable in principle, subject to detailed design that responds to the specific characteristics of each individual site.
- 6.5 As set out in paragraph 2.3 above, replacement bus shelters do not require planning permission as they benefit from permitted development rights (as set out in Schedule 2, Part 12, Class A (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015). They could be installed without involvement from the Local Planning Authority. However, as digital adverts are proposed to be incorporated within the bus shelters and the project also involves the replacement of freestanding advertisements with digital adverts, advertisement consent is required. In assessing advertisement consent applications, the only matters that the Local Planning Authority is able to consider are 'amenity' and 'public safety'. 'Amenity' can cover matters such as visual amenity and neighbour amenity and 'public safety' can cover matters such as highway and pedestrian safety, and safety/security matters.



- 6.6 It is noted that whilst the bus shelters themselves (without adverts) could be installed utilising permitted development rights, there are a high number of these structures and they will be visible in the public realm for a significant period of time and will be well utilised by the public. On this basis, the applicant has been working with the Local Planning Authority through the pre-application service, to agree a suitable design.

### Design and Townscape

- 6.7 The applicant has been looking at an overarching design for all of the bus shelters and the digital adverts and has adopted a modular approach to allow this overarching design to adapt to specific site conditions.



- 6.8 The proposed shelter would be a simple steel and glazing structure with a cantilevered roof.
- 6.9 The shelter design is characterised by a folding black structural ribbon to bring together a smart technology hub and functional bus shelter elements in to one structure.
- 6.10 The smart technology hub would incorporate 2 digital screens containing travel information and real-time bus arrival information as well as the digital technology identified in paragraph 6.3 above. The remainder of the shelter would be glazed, including the roof. The proposed larger, dual sided, digital advertising screen would be a separate structure from the bus shelter (unlike existing bus shelters, where the large, dual sided advert is part of the bus shelter structure). This allows flexibility for its positioning and options are being considered where the advertising could be either parallel or perpendicular to the bus shelter. The shelter also incorporates seating for passenger use.
- 6.11 Whilst it is recognised that having the digital advertising screen as a separate structure provides flexibility in terms of siting and that in some locations this could be beneficial, there are also concerns with this approach. Depending on the specifics of the siting, there is a high risk of litter/finger trapping, there could be issues with the security of the top surface of the digital screen (potential for concealment of weapons/drugs etc), and as currently proposed, it has a disjointed appearance. Officers are of the view that this element needs further development which would enable it to be fixed into the master structure but could also be detachable.
- 6.12 Several options for the positioning of bus shelters are being considered by the applicant, and this is being influenced by current specific site conditions, most

notably footpath width (although the suitability will be assessed on a site by site basis). This includes the back of the shelter at the back of the footpath, kerbside and in the centre of the footpath.

- 6.13 In some locations (where required), the applicant has proposed a bus shelter option for including a windbreak. The applicant has advised that this is more likely to be proposed in more exposed locations outside of the town centre and other commercial areas, to provide additional protection for passengers. The requirement for such a windbreak will need to be assessed on a site by site basis with an assessment of microclimate conditions to ensure that it is serving its purpose. Going forward, details will be required to demonstrate that the frame and fabrication is durable/robust and shatter resistant and as lightweight in its bulk as possible.



- 6.14 The design of the footpath has evolved and it is more refined and less bulky than earlier iterations. The design development has been positive so far, but it does need to go further and the overarching design now also needs to be discussed in the context of specific locations.
- 6.15 Whilst there has been much discussion on the overarching design, detailed discussions have not yet taken place on the specifics for each location. This is an important step and the applicant has been advised that site-by-site analysis is required in order that the specific proposals and specific siting considerations can be fully assessed and any issues can be resolved at pre-application stage.
- 6.16 The applicant has been developing a design code for the project and when this is finalised, it will need to be submitted to the Local Planning Authority for assessment.
- 6.17 Some discussions have taken place regarding the durability of the proposed design and materials, with a particular focus on the quality of the materials, robustness to vandalism and their maintenance.
- 6.18 TfL have advised that Westminster Black is their preferred colour option for the primarily colour of structures. Croydon guidance however advises that 'signal black' is preferred for public realm furniture, therefore it has been recommended

that samples of the TfL Black and the Croydon Black should be provided for comparison.

- 6.19 Samples of proposed materials have been requested, from the applicant. However these have not yet been provided. Any bespoke elements for particular locations, that respond to contextual character needs to be developed and changes in materiality e.g. concrete/terrazzo benches in the town centre vs. timber in a different location etc. needs to be designed well and presented to the Local Planning Authority for consideration. Materials selected must demonstrate robustness, weather tightness, maintainability, cleaning and be of high quality. The finish and fabrication detailing should help reduce vandalism and damage from everyday impact. It should respond well to every day wear and tear in urban environments and protection against the elements. The applicant will need to ensure that the proposals take into account the requirements of Croydon's Public Realm Design Guide.

### Heritage

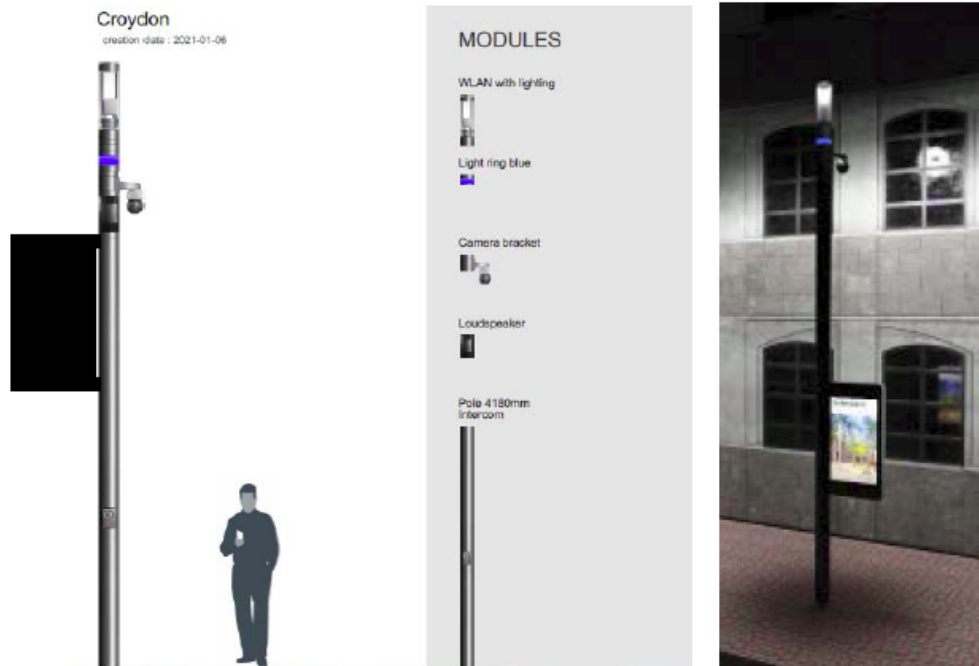
- 6.20 21 of the sites are located in Conservation Areas and outside of these areas, there are some locations that are in close proximity to listed buildings. To date, a significant amount of work is still outstanding in terms of assessing the heritage impact of the proposals on a site specific basis. A full assessment of individual sites where there is a heritage impact needs to be undertaken by the applicant, and once the specific proposals for each of these sites are known, further feedback can be provided by Officers. The applicant will need to consider the nature of each of the identified heritage assets and how they might be affected by the proposals, as well as how they inform the design process. There won't be a 'one size fits all' approach. The various resources that can help with this including the Council's own guidance (Borough Character Appraisal, CAGG, CAAMPs etc.) have been provided to the applicant.
- 6.21 A heritage statement will be required for future applications where there is a heritage impact.
- 6.22 The acceptability of such proposals will have to weigh up the public benefits of the proposals against the significance of any heritage impact. On the basis of the limited heritage information to date, the applicant has been advised that large digital screens are unlikely to be found acceptable in some locations within Conservation Areas, unless there are material considerations that suggest otherwise and that digital screens have been resisted in Conservation Areas in the past. It may be that solutions for smaller digital advertising can be found, but this will not be able to be determined until individual site specific assessments have been undertaken.
- 6.23 The place review panel highlighted that whilst Historic England are unlikely to be interested in individual site proposals, they may have an interest in the scheme as a whole. On this basis the applicant has been advised to engage with Historic England at pre-application stage to gauge their interest.
- 6.24 The applicant has suggested that in some locations a frit pattern on glazed areas could be proposed to respond to heritage/site context. This could work in principle. However, Officers will need to see design proposals for specific sites



and samples will need to be provided to allow a full assessment of the suitability of this element of the proposal. Without full details, there are some concerns that this could deter from the principle of maximising transparency/permeability.

#### Digital Advertisements and Digital Transport Information

- 6.25 The proposed advertising display would be a freestanding 86-inch digital screen. The display is proposed to be double sided and would contain two-dimensional static images in a portrait orientation. The exception to this would be where there is limited pavement width – there are options to have a single sided digital screen parallel to (and forming part of) the back of the shelter, or to have a separate smaller pole mounted digital screen.
- 6.26 The proposed bus shelter also contains smaller format digital screens to display TfL passenger information as well as local area information for passengers. This would be a replacement for the existing ‘paper’ TfL information that is currently found on bus shelters. These two screens would consist of a 32 inch landscape screen containing the bus countdown timer and would be located above head height. This would be above a 55 inch portrait orientated screen containing the local area information and route maps. The arrangement of the screens is proposed to make it look like one large screen.
- 6.27 This is an area that is still under consideration by the applicant and there are some concerns that the orientation of the countdown timer will make it less visible to passengers than the current arrangements. The applicant will need to ensure that the move towards the digital provision of this information does not disadvantage particular groups.
- 6.28 The screen display brightness is fully adjustable and can operate at up to 600 candela/sqm during daylight and the brightness can be reduced in intensity at night. The applicants have advised that the advertisements accord with the Institute of Lighting Professionals best practice guidance; The Brightness of Illuminated Advertisements PLG05 2015.
- 6.29 The Council’s contract with the applicant will enable the council to broadcast a ten second slot during every 60 second cycle for community messaging, public events, public awareness campaigns as well as emergency public messaging in real-time.
- 6.30 In some locations (which are to be determined through individual site assessments, but could include areas where there are heritage sensitivities, a lack of pavement space, safety concerns due to the tram or street clutter), there is the option to not have the large dual sided digital advertising screen, but to have a smaller screen at a higher level that is pole mounted. This arrangement of advertising would also have options for wifi, lighting and CCTV.



6.31 The latest proposal for a smart pole proposal is new. This would be an additional structure in the public realm, whereas earlier discussions were based around the advertising screen being affixed to an existing structure to aid de-cluttering. The applicant has raised the possible complexity in relying on third party infrastructure. The current proposal will add an additional structure into the public realm, which may not be acceptable, depending on specific site circumstances. Each site where this option is proposed will need to be assessed for suitability, taking into account any existing structures which would be removed.

Impact on Adjoining Occupiers Living Conditions

6.32 One of the critical considerations for this site is the potential impact of the development on living conditions of existing and potential neighbouring occupiers, particularly in relation to the visual impact of the introduction of digital advertising displays that have the potential to cause light nuisance.

6.33 It is noted that in many of the existing locations (particularly in commercial areas), the existing poster (paper) adverts are back-lit and the change to digital advertising may not be significant. However, in more residential locations, there may not be the same level of illumination to advertisements. A full assessment will need to be carried out for each individual site of the existing illumination and the impact of the illumination proposed by the digital advertising and details submitted with any future application. The applicants have advised that the intensity of illumination can be controlled and it is likely that a condition will be imposed on future advertisement consents requiring a reduction in the level of illumination in sensitive locations.

6.34 As the bus shelters and digital advertisements are being proposed where these uses are existing, there are no concerns raised regarding the intensity of the proposals.

Highways, Tram and Public Safety

- 6.35 Whilst the proposed bus shelters and freestanding advertisements are being proposed on sites where such structures are already located (and most sites will be acceptable in highway safety/obstruction terms), the applicant has already identified areas where the situation could be improved to comply with current guidelines for the positioning of such structures in the public highway.
- 6.36 The applicant has been advised that an audit needs to be undertaken of each existing site to see if there are existing problems in terms of pedestrian safety and pedestrian comfort. Where any existing issues are highlighted, proposals should respond to this in terms of the proposed siting. Bus shelters must leave sufficient footway. Current guidelines require a minimum of 2 metres where possible, for pedestrians to walk past the shelter and waiting passengers. As this information is still outstanding, Officers have been unable to provide specific advice on this matter to date.
- 6.37 The applicant has been liaising with the Metropolitan Police and TfL to identify potential concerns in relation to the proposed advertising and shelter design.
- 6.38 A key design principle that the applicants have identified, is to ensure the shelters are as transparent as possible, with minimal structural clutter, to avoid blind spots. The large format paper based TfL information is proposed to be replaced with digital screens to further reduce clutter. As highlighted above, further work has been identified in relation to the design and siting of the large advertising screens to make sure that opportunities for weapon concealment are eliminated. The inclusion of CCTV within the shelter offers further security and protection to users.
- 6.39 The material specification has been identified as robust to deal with antisocial behaviour and toughened laminated glass is proposed to be used for all transparent elements. A regular maintenance strategy has also been identified and details of this will be required to be submitted with future applications.
- 6.40 The structural integrity of having large areas of glazing and a glazed roof has been questioned with the applicant – particularly in relation to how it would respond to being struck by a vehicle. The applicant has responded by proposing structural steel for the ‘ribbon’ element and using toughened laminated glass to reduce shattering. The applicant is also currently developing a maintenance strategy for the structures.
- 6.41 The provision of public WIFI has the ability to be able to be shut off remotely to reduce loitering and the risk of anti-social behaviour if this is required in specific locations.
- 6.42 A number of the sites included in this project are in close proximity to the tram network and tram infrastructure. The applicant will need to demonstrate that the positioning of the digital adverts and the transition from one advert to the next will not distract tram drivers. The adverts will also need to be assessed to ensure that sightlines to tram signals are not adversely affected and that adverts are positioned to ensure that pedestrian safety in terms of the tram lines is also not adversely affected. The applicant has been advised that TfL will be a Statutory Consultee on applications for sites adjacent to the tram network.

- 6.43 In addition, the applicant has been engaging with Croydon's Access Officer and looking at TfL guidance on inclusion. The applicant is in the process of producing an equalities impact assessment which covers the physical impact of the bus shelters as well as the signage and digital advertising. Members of the public will be able to receive wayfinding information directly to their phones via free wifi at the bus stands.
- 6.44 The Applicant has also advised that a user testing aspect has been built into the design process. The Applicant will produce a prototype which different groups can feedback on. User testing for various site types will be critical to refining the design of the bus shelters, but there is concern about the short timescales in the Applicant's programme as they will need to ensure issues raised during testing are designed out given the significance of the assets in the public realm across the borough.

### Sustainability

- 6.45 The applicant has advised that the design of the shelters and advertising has considered a range of design features including the whole life cycle costs; that they have been designed for disassembly and reuse; that they would be constructed from recyclable materials and a simple palette of self-finished materials where possible; that they include smart technology which could improve pollution monitoring and transport efficiency; and that there is the opportunity to provide photovoltaic cells on the roof of the shelters to supplement power usage.
- 6.46 Whilst this is a good start in terms of considering their sustainability, Officers consider that this could go further.
- 6.47 The option of including green roofs to the bus shelters has been discussed with the applicant. However, utilising current technology, the provision of a green roof would increase the depth of the roof of the bus shelters, giving them a thick and bulky appearance that would be unacceptable. Officers have agreed that this is not a viable option at present. However, the applicant has been advised that the technology for green roofs may change in the future and therefore there may be the opportunity for retrofitting.
- 6.48 The mounting of photovoltaic panels on the roof of the bus shelters is being considered as an option. Whilst it is physically possible to do so, it is understood that viability considerations are key. This is an important part of the proposal to make it more sustainable and to contribute positively to the climate crisis. This is also an important objective which the applicant has been asked to capture in the design principles and code.
- 6.49 The applicant raised some initial concern regarding cost implications of the initial installation of solar panels (in relation to the cost of onsite battery storage vs a contract to transfer energy back to the grid). However, the applicant has been advised that it is important to keep in mind the medium and long term cost benefits and also more importantly, the contribution towards reduced energy consumption and climate change impact. The applicant has provided a list of public benefits that are being provided by the proposals and raised the benefit of including environmental sensors. The real benefit of the project will however

come if it improves environmental quality in some way rather than simply measuring the current condition

## **7 SPECIFIC FEEDBACK REQUESTED**

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

- i. The acceptability of the proposed design of the bus shelters and freestanding adverts.
- ii. The siting of the bus shelters and freestanding adverts and opportunities for public realm enhancement.
- iii. The approach to sites in conservation areas and broader heritage issues.
- iv. The impact of digital advertising on the amenity of adjoining occupiers.
- v. The siting of digital advertising screens in conservation areas.
- vi. The bulk and massing of the proposed structures.
- vii. Sustainability including questions over the use of photovoltaic panels and the lack of use of green roofs.
- viii. Architectural expression and materiality of the scheme and how it responds to its local context, and how this may be improved.

This page is intentionally left blank

## 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.

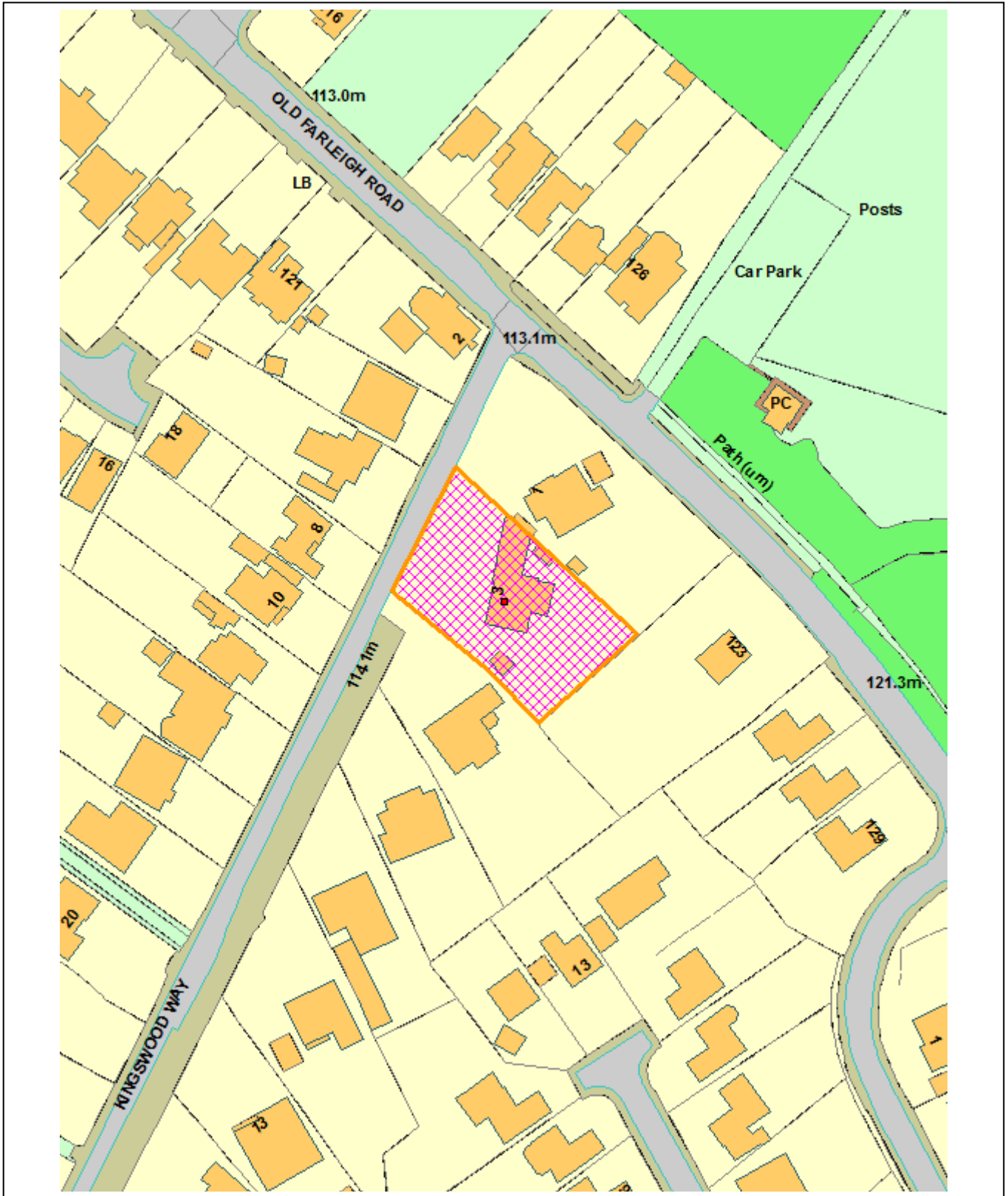
## **8. BACKGROUND DOCUMENTS**

- 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.

This page is intentionally left blank



This page is intentionally left blank

**PART 6: Planning Applications for Decision**

**Item 6.1**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/05474/FUL  
 Location: 3 Kingswood Way, South Croydon, CR2 8QL  
 Ward: Selsdon Vale and Forestdale  
 Description: Demolition of single-family dwellinghouse and erection of 3x 3-storey terraced houses, 2x 3-storey semi-detached houses and 2x 2-storey semi-detached houses containing 6x-3 bedroom and 1x 2-bedroom homes with associated access, car parking, cycle and refuse storage.  
 Drawing Nos: EX03-S1-100A; EX03-S1-101C; EX03-S1-102; EX03-S1-103C; EX03-S1-104A; EX03-S1-105A; EX03-S1-106C; EX03-S1-107B; EX03-S1-108C; EX03-S1-109B; EX03-S1-110C; EX03-S1-111B; EX03-S1-112B; EX03-S1-113A; EX03-S1-114A; EX03-S1-115C; EX03-S1-117A; EX03-S1-118A; EX03-S1-120C.  
 Applicant: Mr Gerasimos Stamatelatos of Aventier Ltd  
 Case Officer: Nathan Pearce

	1B 2P	2B 3P	2B 4P	3B 4P	4B+	Total
Existing Provision					1	1
Proposed Provision		1		6		7

	Car parking spaces	Cycle parking spaces
Existing	1	0
Proposed	9	14

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received and it has been referred by a ward councillor.

**2.0 RECOMMENDATION**

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

- a) A financial contribution of £10,500 for improvements to sustainable transport improvements in Selsdon Vale and Forestdale Ward including but not limited to on street car clubs with EVCP's and/or highway changes

such as on street restrictions, membership of car club for the units for 3 years.

b) And any other planning obligations considered necessary.

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

### **Conditions**

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan
4. Tree Protection Plan
5. Details of facing materials
6. Landscaping
7. Sustainable urban drainage details
8. Electric Vehicle Charging Points
9. Cycle parking and refuse
10. Car parking
11. Visibility splays
12. Accessible units
13. Energy emissions
14. Ecology conditions
15. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1)Section 106
- 2)CIL
- 3)Code of practice for Construction Sites
- 4)Boilers
- 5)Refuse
- 6)Waste notice
- 7)Wildlife
- 8)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:

- Demolition of existing detached house
- Erection of a short terrace of three two-storey dwellinghouses plus accommodation in roof-space at the front of the site.
- Erection of two semi-detached pairs of dwellinghouses plus accommodation in roof-space at the rear of the site.
- The above buildings would provide 1 x 2-bedroom house (3 person), 6 x 3-bedroom houses.

- Provision of 9 off-street parking spaces including one disabled bay.
- Provision associated refuse/cycle stores.



Fig 1: Site plan

3.2 Amended plans were received on 05.02.2021 which increased the red line site boundary to incorporate the land between the front boundary and the highway of Kingswood Way. This was necessary to capture the proposed vehicle and pedestrian access routes within the permission. This land is not owned by the applicant and the ownership is unknown. A solicitor's letter has been received stating that the client is satisfied that the verge would be adjudged to be within the current house owners' unregistered ownership and that the permission can be implemented in full. A neighbour renotification was undertaken. Some minor changes were also made to the design of the buildings, main external façade material changed to flint stone, alterations to parking layout and refuse storage.

### Site and Surroundings

3.3 The application site is a large detached property situated on the east side of Kingswood Way. Kingswood Way rises up to the south however the topography of the site is mostly flat.



3.4 The surrounding area is mainly residential in character. Whilst there is no distinct style in regard to the properties along Kingswood Way, properties have significant setback from the highway normally behind mature trees however the frontage of the application site consists of horizontal soft landscaping and some hardstanding. the majority of properties appear to be detached family dwellinghouses. The site has a Public Transport Accessibility Level (PTAL) of 1b.



Fig 2: Aerial street view highlighting the proposed site within the surrounding street-scene

### Planning History

3.5 None relevant

### 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2021) and Croydon Local Plan (2018) and emerging housing targets. The proposed development would provide an appropriate mix of units including 6x three-bed houses.



- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to visual amenity of trees.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- 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.

### Place Services (Council's ecological consultant)

5.1 The council's ecological consultants are satisfied that there is sufficient ecological information available for determination and raise no objection subject to securing biodiversity mitigation and enhancement measures by condition.

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 6 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, a local ward Councillor and the local MP in response to notification and publicity of the application are as follows:

No of individual responses: 75    Objecting: 74    Supporting: 0  
 Comment: 1

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:

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment and intensification	Addressed in the report at paragraphs 8.2 – 8.6
Loss of family home	Addressed in the report at paragraph 8.2 – 8.6
Poor quality development	Addressed in the report at paragraphs 8.2 – 8.6
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.7 – 8.12
Massing too big	Addressed in the report at paragraphs 8.7 – 8.12
Over intensification – Too dense	Addressed in the report at paragraph 8.7 – 8.12

Visual impact on the street scene (Not in keeping)	Addressed in the report at paragraphs 8.7 – 8.12
Accessible provision	Addressed in the report at paragraphs 8.23
Number of storeys	Addressed in the report at paragraphs 8.9
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.13 – 8.18
Loss of light	Addressed in the report at paragraphs 8.13 – 8.18
Loss of privacy	Addressed in the report at paragraphs 8.13 – 8.18
Overlooking	Addressed in the report at paragraphs 8.13 – 8.18
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs 8.13 – 8.18
Refuse store	Addressed in the report at paragraphs 8.31
<i>Traffic &amp; Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.25 – 8.32
Not enough off-street parking	Addressed in the report at paragraphs 8.25 – 8.32
Negative impact on highway safety	Addressed in the report at paragraph 8.25 – 8.32
Refuse and recycling provision	Addressed in the report at paragraph 8.25 – 8.32
<i>Other matters</i>	
Construction disturbance	Addressed in the report at paragraph 8.41
Impact on wildlife	Addressed in the report at paragraphs 8.33 – 8.38
Impact on flooding	Addressed in the report at paragraph 8.40
Local services cannot cope	Addressed in the report at paragraph 8.43
Lack of affordable homes	Addressed in the report at paragraph 8.42
Impact on trees	Addressed in the report at paragraphs 8.33 – 8.35

- 6.3 Cllr. Andy Stranack (Selsdon Vale and Forestdale Ward) objected to the application and raised the following issues:
- Overdevelopment of site

## **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. Such 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 2021, the Croydon Local Plan (February 2018), and the South London Waste Plan 2012.
- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) revised 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;
- Delivery of housing
- Promoting social, recreational and cultural facilities and services the community needs
- Requiring good design.

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

London Plan (2021)

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

- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S15 Water infrastructure
- S17 Reducing waste and supporting the circular economy
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

#### 7.5 Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood 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 Suburban Design Guide Supplementary Planning Document (SPD) 2019

The SPD is a Housing Design Guide that provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The SPD is a design guide for suburban developments likely to occur on windfall sites where existing homes are to be redeveloped to provide for several homes or proposals for building homes in rear gardens.

#### 7.7 Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG, March 2016
- National Technical Housing Standards, 2015
- National Planning Practice Guidance

### **8.0 MATERIAL PLANNING CONSIDERATIONS**

#### 8.1 The principal issues of this particular application relate to:

- The principle of the development;
- Impact of the development on the character and appearance of the area;
- Impact on residential amenities;
- Standard of accommodation;
- Highways impacts;
- Impacts on trees and ecology;
- Sustainability issues; and
- Other matters

## The Principle of Development

- 8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues. Furthermore the Croydon Local Plan 2018 anticipates that roughly a third of housing delivery over the plan period will come from District Centres and windfall sites.
- 8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification.
- 8.4 Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and small family homes and homes built as 3-bed homes are also protected. The existing dwellinghouse is a 4-bed house and the proposal would provide 6x 3-bed units which would provide adequate floorspace for families. The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.
- 8.5 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 1b and is a “small site” (as defined by policy H2 of the London Plan). This advocates that such sites should significantly increase their contribution to London’s housing needs and that local character evolves over time and needs to change in appropriate locations to accommodate additional housing on small sites.. In this instance the proposal is acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the scheme is supported.

## The effect of the proposal on the character of the area and visual amenities of the streetscene

- 8.6 The existing property is not protected from demolition by existing policies and its demolition is acceptable subject to a suitably designed replacement coming forward. The proposal seeks to replace it with 7 units formed of one 2-storey row at the front and two 2-storey rows at the rear. The scheme has been specifically designed to resemble three large replacement houses rather than a single terrace row. Officers are satisfied that the scheme respects the street-scene.
- 8.7 The Croydon Local Plan has a presumption in favour of three storey development. The blocks consist of two stories plus accommodation in the roof. The application provides a high quality built form that respects the land level, pattern, layout and siting in accordance with Policy DM10.1.

8.8 The height, scale and massing of the scheme would be acceptable, given that the site works well with the topography and would sit well with the adjoining properties.



Fig 3: Front elevation of front houses

8.9 The design of the buildings would incorporate a traditional styled appearance consisting of gables and bays to the front elevation, maintaining the overall street scene with use of an appropriate materials palette with an adequate balance between flint stone, soldier course brickwork, hanging tile, glazing and appropriate roof proportions. The main front element would present a traditional architectural response, consisting of a gabled bay. It is noted that flint stone is characteristic of the area and as such its use would be acceptable as a facing material.



Fig 4: Proposed site plan showing proposal in relation to neighbouring properties

- 8.11 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway. The frontage of the site would remain predominantly soft landscaped with hardstanding for parking within the centre of the site between the buildings. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site would offer sufficient opportunities for soft landscaping to the front, rear and around the site boundary.
- 8.12 The application site is a substantial plot within an established residential area. The scale and massing of the new buildings would generally be in keeping with the overall scale of development found in the immediate area whilst sensitively intensifying it and the layout of the development would respect the streets' pattern and rhythm.





Fig 5: CGI of the front of the site from the highway

Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies and the Suburban Design Guide SPD 2019 in terms of respecting local character.

The effect of the proposal upon the amenities of the occupiers of adjoining properties

8.13 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The properties with the potential to be most affected are the adjoining properties at 1 & 5 Kingswood Way, dwellings opposite on Kingswood Way and to the rear on Old Farleigh Road.





Fig 6: Proposed site plan

*1 Kingswood Way*

8.14 This dwelling is to the north and is at a similar level than the proposal site. The External Daylight Study shows that 1 small side facing window would fail the BRE Vertical Sky Component test, with the development resulting in a 'minor' impact, however this window is not considered to be a primary habitable room window. The proposed front building would not break a 45 degree line drawn from front and rear habitable room windows. The houses at the rear would conflict with the 45 degree lines of the adjoining dwelling, however the distance from the rear of the dwellings would be more than 15m and it is considered that given the positioning and separation distance that the proposed development would not result in a significant loss of privacy and overlooking of neighbouring property. Although there would be some additional overlooking of neighbouring private amenity, this amenity is already overlooked by the existing windows of neighbouring properties and it would not be the first 10m which would be directly overlooked (the area protected in policy from direct overlooking).

### *5 Kingswood Way*

8.19 This dwelling is to the south and is at a similar level than the proposal site. The External Daylight Study shows that 1 conservatory window would fail the BRE Vertical Sky Component test, with the development resulting in a 'minor' impact, however the conservatory is served by other windows and is not considered to be a primary habitable room window. Two first floor side windows are proposed on the block at the front of the site. These are not considered to lead to a loss of privacy for neighbouring occupiers given the separation distance and the positioning where they will face towards the front landscaping. The rear of the proposed rear dwellings would not break a 45 degree line drawn from rear habitable room windows, it is considered that given the separation distances and the angles that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

### *Dwellings opposite on Kingswood Way and to the rear on Old Farleigh Road*

8.21 It is considered that given the separation distances that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

### *General*

8.22 As regards noise and disturbance, the proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful.

### The effect of the proposal upon the amenities of future occupiers

8.23 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area.

8.24 The units would have access to private amenity space which meets the required standard.

8.27 All units can meet M4(2) standard and one three-bedroom unit meets M4(3), in compliance with policy.

8.28 Overall the development is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity and thus accords with relevant policy.

## Traffic and highway safety implications

- 8.29 The Public Transport Accessibility Level (PTAL) rating is 1b which indicates poor accessibility to public transport. 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. This states that, in this PTAL, properties should provide up to 1.5 spaces per unit. In line with the London Plan, the proposed development could therefore provide up to a maximum of 10.5 spaces. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Croydon Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of transport. As such a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.
- 8.30 The proposed car parking provision of 9 spaces is considered acceptable when taking into account the site constraints, the need to provide high quality multi-functional spaces whilst ensuring the best use of land.
- 8.31 There are a number of representations that refer to the parking provision, on-street parking and highway safety at the site. In respect to highway safety, the scheme provides 9 off-street parking spaces including 1 disabled space and these will need to adhere to the parking visibility splays and parking standards to ensure that safety requirements are adhered to and these have been secured through conditions.
- 8.32 A financial contribution of £10,500 will be secured through a Section 106 contribution that will go towards improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions or membership of car club for the units for 3 years. This is required because of the increased traffic generated from the increased number of units.
- 8.33 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and this can be secured by way of a condition. Cycle storage facilities would comply with the London Plan (which would require 14 spaces) as these are provided by way of secure cycle stores within the rear gardens of each house. This can be secured by way of a condition.
- 8.34 The refuse arrangements have been indicated on the site plan, each house would require 1x180ltr landfill bin, 1x240ltr recycling comingled recycling bin and 1x240ltr paper & card recycling bin. The front refuse store/refuse collection area would be located towards the front of the site within 20m of the highway. It would be the responsibility of the occupants of the rear dwellings to take their refuse to the collection area on collection day. Although the paved route from the rear bin store to the collection area would be greater than 25m it is a flat route that is not unreasonable for occupiers to take their bins for collection. Details can be secured by condition.

8.35 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

### Trees and Ecology

8.36 The site contains some established trees and shrubs. There are no protected trees within the site. 1 category B, 7 category C and 1 category U trees will be removed, these trees have a low amenity value and are not protected. The site provides an opportunity to plant a number of new trees as part of a landscape scheme. A landscaping and planting plan securing an uplift in biodiversity can be conditioned.

8.37 Foundations for parts of a new dwelling and refuse store extend into the theoretical Root Protection Areas of some trees. Because such small portions of the RPAs shall be affected, the potential impact is considered to be very minor. Mitigation is proposed within the Arboricultural Report.

8.38 The works should be undertaken in accordance with the tree protection plan; Arboricultural Report and Impact Assessment recommendations and this has been conditioned.



Fig 7: Extract from submitted soft landscaping scheme (Indicative only)

8.39 A Preliminary Ecological Appraisal and Preliminary Inspection for Bats report relating to the likely impacts of development on designated sites, protected species and priority species & habitats has been submitted with the application which has been assessed by the Council's ecology consultant. In addition a Bat

Survey did not record any evidence of bats. No evidence of notable or protected mammal species was noted.

- 8.40 The ecology consultant is satisfied that there is sufficient ecological information available for determination. The likely impacts on protected and priority species & habitats can be made acceptable with appropriate mitigation measures secured.
- 8.41 The mitigation measures identified in the Bat Emergence/Re-entry Surveys and Mitigation Report should be secured and implemented in full. This is necessary to conserve and enhance protected and priority species particularly bats. This has been conditioned.
- 8.42 A Biodiversity enhancement strategy is also required as a pre-commencement condition to enhance protected and priority species/habitats. This has been conditioned.
- 8.43 The Council has certainty of the likely impacts on protected species and sites. Through the imposition of planning conditions and work undertaken to date, the local planning authority has operated in accordance with its statutory duties relating to biodiversity and national and local policy requirements.

#### Sustainability Issues

- 8.44 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.

#### Other Matters

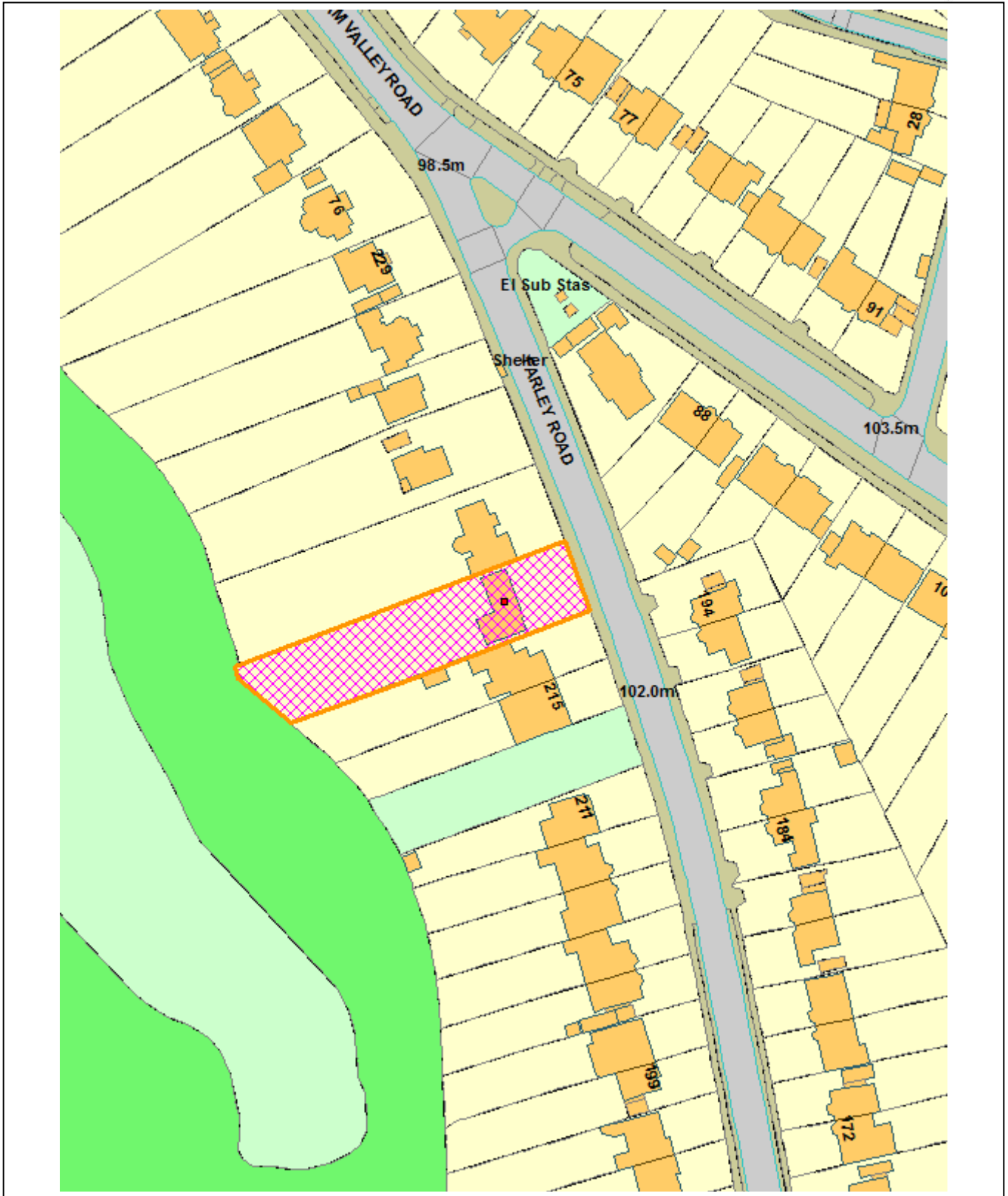
- 8.45 The site is not located in any designated flood risk area. The applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking area will incorporate permeable paving which will provide capacity for surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.
- 8.46 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst the details submitted to date might well be acceptable, it would be prudent to condition a Construction Logistics Plan to be approved, as appointed contractors may have an alternative approach to construction methods and the condition ensures that the LPA maintains control to ensure the development progresses in an acceptable manner.
- 8.47 Representations have been made in respect to a lack of affordable homes being provided at the site, however the scheme is for nine units and as such is under the threshold where the provision for affordable homes would be required.

8.48 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

### **Conclusions/planning balance**

8.49 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.

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



This page is intentionally left blank



**1.0 APPLICATION DETAILS**

Ref: 20/01953/FUL  
 Location: 219 Farley Road South Croydon CR2 7NQ  
 Ward: Selsdon and Addington Village  
 Description: Demolition of existing dwellinghouse and the construction of a part-single- and part-four-storey building comprising 9 flats, with associated vehicle and cycle parking, refuse store, hard and soft landscaping.  
 Drawing Nos: DR-A-0100; 0101; 0102B; 0250C; 0251B; 0252B; 0253A; 0300; 0400; 0401; 0451A; 0452A; 0453A; 0454B; 0455A; 0456A; 0470A; 0471; 0472; 0600B; 0700; 0701; 0702; 703; 704B; 705; 141-GA-100  
 Agent: Mr Grant Freeman, OB Architecture  
 Applicant: Lagom Farley Road Ltd  
 Case Officer: Yvette Ralston

	1b1p	1b2p	2b3p	2b4p	3b4p	TOTAL
<b>Existing</b>	0	0	0	1	0	1
<b>Proposed</b> (all market housing)	2	1	3	2	1	9

Number of car parking spaces	Number of cycle parking spaces
5	16 long-stay + 2 visitor

- 1.1 This application is being reported to Planning Committee in accordance with the following committee consideration criteria:
- Objections above the threshold in the Committee Consideration Criteria
  - Referral from Ward Councillor (Cllr Helen Pollard )

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission subject to the completion of a legal agreement to secure the following:
- A financial contribution of £13,500 for sustainable transport improvements and enhancements.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement indicated above.
- 2.3 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

## CONDITIONS

1. Commencement time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports

### Pre-commencement conditions

3. Submission of Construction Management Plan and Construction Logistics Plan
4. Submission of Construction Environmental Management Plan for biodiversity
5. Materials / details to be submitted
6. Submission of Biodiversity Enhancement Strategy
7. Submission of SUDS details
8. Protective fencing for trees at the rear of the garden

### Pre-Occupation Conditions

9. Submission of details of EVCPs
10. Submission of details of semi-mature planting on both side boundaries and a management plan for the hard and soft landscaping, sedum roof, child play and communal amenity space (details in accordance with plans)
11. Submission of a wildlife sensitive lighting design scheme
12. Submission of details of refuse and recycling store

### Compliance Conditions

13. Implementation of cycle storage as shown on plans prior to occupation
14. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
15. Development in accordance with accessible homes requirements; one unit to be M4(3) and other M4(2)
16. Semi-private area for unit 02 in the garden to be delivered as such
17. Obscure glazing on 3 x first floor windows on south elevation
18. In accordance with Tree Protection Plan and Arboricultural Impact Assessment
19. In accordance with Ecological Appraisal Recommendations
20. Compliance with energy and water efficiency requirements
21. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

## INFORMATIVES

1. Granted subject to a Section 106 Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
4. Highways informative in relation to s278 and s38 works required
5. Compliance with Building/Fire Regulations
6. Construction Logistics Informative (in relation to condition 3)
7. Refuse and cycle storage Informative (in relation to condition 11)
8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

### 3.0 PROPOSAL AND LOCATION DETAILS

#### Proposal

3.1 The applicant seeks full planning permission for the following:

- Demolition of the existing 1.5 storey detached dwelling
- Erection of a replacement four storey building including accommodation in the roofspace comprising 9 flats
- 5 parking spaces on the front forecourt and 18 cycle parking spaces
- Relocation of vehicular crossover
- Communal and private amenity space, play space and hard and soft landscaping

3.2 During the assessment of the application amended plans have been received with the following minor amendments:

- Rationalising the fenestration and materiality (plans uploaded 27/11/20)
- Minor amendments to the front forecourt, e.g. to remove a hedgerow to ensure adequate width of parking spaces (plans uploaded 27/11/20)
- Inclusion of a lift (plans uploaded 02/03/21)



## Site and Surroundings

- 3.3 The site is a rectangular shaped plot located on the west side of Farley Road comprising a 1.5 storey detached house with a large rear garden that adjoins Croham Hurst Golf Club. The property on the site is a traditional suburban style property in white render with a pitched roof. There is a large front forecourt which is part tarmac used for car parking and part grass. The site slopes gradually downwards from the front towards the centre by approximately 1m and then slopes back upwards towards the rear.
- 3.4 The area is suburban and residential in character, comprising detached properties of varying styles and materials. Dwellings have low level brick walls at the front with hedgerows, trees and shrubs, and the road has a number of street trees.
- 3.5 The site lies within an Archaeological Priority Area and Croham Hurst Golf Club at the rear of the site is designated Metropolitan Open Land. There are a number of TPO Trees on Croham Hurst Golf Club located behind 153-229 Farley Road and 32-76 Croham Valley Road, so the trees beyond the rear garden of the application site are protected by TPO. The site has a PTAL of 2 which is poor. The site is at medium/high risk of surface water flooding.



*Aerial view of site*

## Planning History

3.6 Site history is set out below.

Reference	Description	Decision	Date
86/02102/P	Erection of single/two storey rear extension	Approved	22.10.1986

3.7 Two pre-apps were submitted before the current application (different architects to the current).

Reference	Description
19/03812/PRE	Proposed construction of a part single, part two storey building with habitable loft space containing 9 flats (following demolition of existing dwelling) with associated refuse, recycling, cycle storage and car parking.
20/00288/PRE	Proposed demolition of existing detached house and construction of new building comprising of 9 residential flats with associated car parking, cycle storage and landscaping.

## 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area and the need for housing nationally and locally.
- The proposal includes a mix of different sized units and provides a decent quality of accommodation and amenity space for residents.
- The design and appearance of the development is of a high quality, and would not harm the character of the surrounding area.
- The proposed landscaping scheme will result in an enhancement to the street scene.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- Off-site mature trees and those protected by TPOs will be protected subject to compliance with the submitted tree protection plan

## 5.0 CONSULTATIONS

Greater London Archaeology Advisory Service (GLAAS) (statutory consultee)

5.1 GLAAS confirmed they had no comments on the application.

Place Services (Council's ecological consultant)

- 5.2 The Council's ecological consultant advised that they had no objection subject to securing biodiversity mitigation and enhancement measures
- 5.3 The views of the Planning Service are expressed in the Material Planning Considerations section below.

**6.0 LOCAL REPRESENTATION**

- 6.1 The application was publicised by 8 letters of notification to neighbouring properties.
- 6.2 The number of representations received from in response to the initial notification and publicity of the application are as follows. It should be noted that there are instances of multiple / duplicate entries submitted by the same objectors and these have been counted individually.
- 6.3 No of individual responses: 104; Objecting: 104; Supporting: 0
- 6.4 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.

<b>Objection</b>	<b>Officer comment</b>
<b><i>Character and design</i></b>	
Overdevelopment, too large/dense/deep for the site	Addressed in paragraphs 8.5-8.15 of this report
Bulk and mass will cause harm to the street scene	
There are no residential buildings of more than 4 storeys within 1km of the site	
Design is out of character with surrounding properties due to its irregular shape and contemporary style	
Roof line is out of character with the 1930s/post-war properties in the vicinity	
The number and shape of windows in the front elevation make the building appear wider	
Proposed materials bear no relation to other buildings in the vicinity	

Dominance of car parking and bins at the front	
<b>Impacts on neighbouring amenity</b>	
Loss of privacy and visual intrusion to neighbouring properties (217 and 221) due to side windows	Addressed in paragraphs 8.22-8.30 of this report
Increased height dominates neighbouring properties (3m higher than 215/217 and 4m higher than 221)	
Rear building line extends 12m beyond number 221 and 5m beyond number 217 which is unacceptable	
Loss of light to neighbouring properties, morning sunlight to the rear of 221 will be blocked due to the proposed height and rear extension	
Overlooking towards 88 Croham Valley Road if the trees are cut	
Noise from new residents using the outside space will be detrimental to local residents and wildlife	
<b>Transport and highways impacts</b>	
Inadequate car parking provision. On street parking on Farley Road would cause an obstruction to the bus route and adjoining roads are already congested	Addressed in paragraphs 8.41-8.51 of this report
Location near to a bus stop and on the bend of Farley Road could cause accidents. The road with is narrow here and there have been 3 head on collisions within 200m of the site.	
Traffic will cause congestion, noise and pollution and damage to the roads	
The Transport Statement suggests that residents will park in Croham Valley Road and Ruffetts Close but these are	



200m away so in reality residents will park on Farley Road.	
The parking study takes a snapshot during a weeknight only and should be undertaken during the weekend	The Lambeth methodology requires surveys to be undertaken in the night when the highest numbers of residents and cars are likely to be home
Where will delivery and service vans, ambulances and taxis stop	There is sufficient space on the front forecourt for delivery and servicing.
Bus stop may need to be temporarily moved	Noted
The Council investigated putting in a raised zebra crossing for safety near to the bus stops which suggests more people crossing which increases risk of accidents	The Council investigated locating a crossing facility on Farley Road a few years ago. Local residents were consulted and a road safety audit was carried out. It was concluded that the facility would not safely fit between the trees and there were safety concerns with the close location of the existing bus stops. As such, the Council is not progressing with this proposal at this time.
<b>Quality of accommodation</b>	
Lack of private amenity and play space	Addressed in paragraphs 8.18-8.20 of this report
Where will the wheelie bins be stored?	Eurobins are stored within designated container on the front forecourt.
Defined workspaces for home working will be required in the future and these are not proposed	This is not a planning requirement
<b>Flooding</b>	
The flood risk assessment assumes the soil is chalk however it is predominantly clay (demonstrated in a trial pit dig at a neighbouring property) so the development will add to downhill water flow, increasing flood risk.	A condition would be attached for submission of the final details of the proposed SUDS measures.
Paved parking area does not have provision for drainage so will increase flood risk	Permeable paving would be used on the parking forecourt.



<i>Other matters</i>	
Burden on local amenities including sewage, gas, electricity, water. Lack of provision of local infrastructure	The development will make a CIL payment to contribute towards infrastructure and services
Flats not appropriate in this area of single family dwellings	Flats would contribute to providing a mix of different types of housing to facilitate mixed and balanced communities.
Croydon is overpopulated	Croydon's housing needs are set out in both policies and specialist reports which make clear the amount of additional homes required
A covenant states that no building on the road should be more than 2 storeys high	This is not a material planning consideration
Height and depth of the building could be a problem for Fire Services responding to a fire at the rear of the building	There is adequate space for fire vehicle on the front forecourt
There is no suggestion of using environmental friendly materials and no proposals for renewable energy such as solar panels	As this is not a major development there is no policy requirement to achieve zero carbon development, compliance with the energy hierarchy or submission of an energy strategy. The standard sustainable design and construction requirements outlined in policy SP6.3 are required.
Historic England should be consulted due to the site's location within an Archaeological Priority Area	GLAAS have been consulted and did not raise any objection
No affordable housing	Affordable housing is not required on minor applications

6.5 The Croham Valley Residents Association objected to the application, raising the following (summarised) concerns:

- Overdevelopment of the site (593sqm living accommodation, 16 bedroom and potentially 27 residents) in comparison to the existing 3-bedroom property on the site
- Bulk, mass and height will be overbearing towards neighbouring properties causing harm to the appearance of the site, the surrounding area and the streetscene, plus it has an unattractive, irregular shape and contemporary style

- Lack of parking provision. Residents will park on Farley Road rather than 200m away in Croham Valley Road and Ruffetts Close. This will cause obstruction and could be dangerous
- Roof ridge line is unacceptably higher than its neighbours at 221 and 217 by 5m and 3m respectively
- Surrounding properties will suffer loss of privacy and visual intrusion due to terraces and windows
- Rear building line extends 12m and 5m beyond 221 and 217 which is unacceptable
- Out of character with surrounding detached and semi-detached properties
- Streetscene will be dominated by car parking
- Lack of private amenity space for residents.

6.6 Councillor Hellen Pollard has objected to the application and referred this application to committee on the following planning related grounds:

- Out of character with the surrounding properties
- The size and massing is too great for the plot
- Harm to the amenity of neighbours due to overlooking and visual intrusion
- Lack of private amenity space for the residents of the development

## **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 New London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012).

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

7.3 The main planning Policies relevant in the assessment of this application are:

### London Plan (2021):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S4 Play and informal recreation
- G5 Urban Greening
- G6 Biodiversity and access to nature

- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S112 Flood risk management
- S113 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 cycling
- T6 car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

Croydon Local Plan (2018):

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

Supplementary Planning Documents/Guidance

- Croydon Suburban Design Guide SPD (2019)
- Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy (2019)
- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

- Principle of development
- Design of the proposal and the impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Impacts on trees
- Landscaping
- Impacts on ecology and biodiversity
- Access, parking and highways impacts
- Waste / Recycling Facilities
- Sustainability and Flood Risk

### **Principle of Development**

- 8.2 The site's existing use is residential and as such the proposed redevelopment of the site for residential purposes is acceptable. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H3 seeks to significantly increase the contribution of small sites to meeting London's housing needs. Given the above, the principle of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable.
- 8.3 Policy DM1.2 seeks to prevent the net loss of small family homes by restricting the loss of three bedroom units and the loss of units that have a floor area of less than 130sqm. The existing property has 4 bedrooms and measures 272sqm. 1 x 3-bed unit would be re-provided resulting in no net loss of family sized accommodation.
- 8.4 Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms in order to meet the borough's need for family sized units and ensure that a choice of homes is available in the borough. In order to meet this strategic target, requirements for proportions of family sized accommodation based on PTAL are applied to major applications, and the general 30% target for 3-beds is normally applied on smaller scale suburban intensification schemes. In this case, the proposal includes only 1 x 3b4p unit (along with 3 x 1-bed units and 5 x 2-bed units) so the proportion of 3 bed units does not meet the strategic target however a good mix of different sized homes are provided.

## Design and impact on the character of the area

- 8.5 The existing building is a 1.5 storey detached property in white render with a brown clay pitched roof. It does not hold any significant architectural merit and there is no in principle objection to its demolition.
- 8.6 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Proposals should seek to achieve a minimum height of 3 storeys, should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area.
- 8.7 The scheme has evolved through two rounds of pre-application discussion (the pre-apps were with different architects but the same applicant).
- 8.8 In terms of height and massing, the proposed building is 3 storeys plus accommodation in the roof space, although given the shape of the roof, it appears as 4 full storeys from the front elevation. The Suburban Design Guide SPD indicates that where surrounding buildings are predominantly detached dwellings of 2 or more storeys, new developments may be 3 storeys with an additional floor contained within the roof space. The height complies with this guidance and is considered to be appropriate.



Figure 2.10c: Where surrounding buildings are predominantly detached dwellings of two (2) or more storeys, new developments may be three (3) storeys with an additional floor contained within the roof space or set back from the building envelope below.

*Extract from Suburban Design Guide SPD*



*Proposed massing / street elevation*

8.9 The proposed footprint of the building is larger than its neighbours. There is a single storey ground floor projection at the rear with a green roof which extends 13.8m beyond the rear of number 221 to the north but this projection is pulled away from the boundary by 3.1m, and no 221 has a less deep rear elevation than is typically found in the area. It extends 4.7m beyond the rear of number 217 to the south. Upper floors and the main mass of the building project much less (6.8m beyond the rear of number 221 and no further than the rear of number 217). The 45 degree lines from the closest ground floor habitable rooms of the neighbouring properties on either side are shown on plans. These are breached on both sides at ground floor level by the proposed single storey projection at the rear, however the single storey projection will not have an impact on the character of the area and is considered to be an appropriate design response to accommodate a flatted scheme on the site. The upper floors have been informed by the 45 degree lines from rear windows of neighbouring properties and the main bulk of the building does not breach the 45 degree lines.

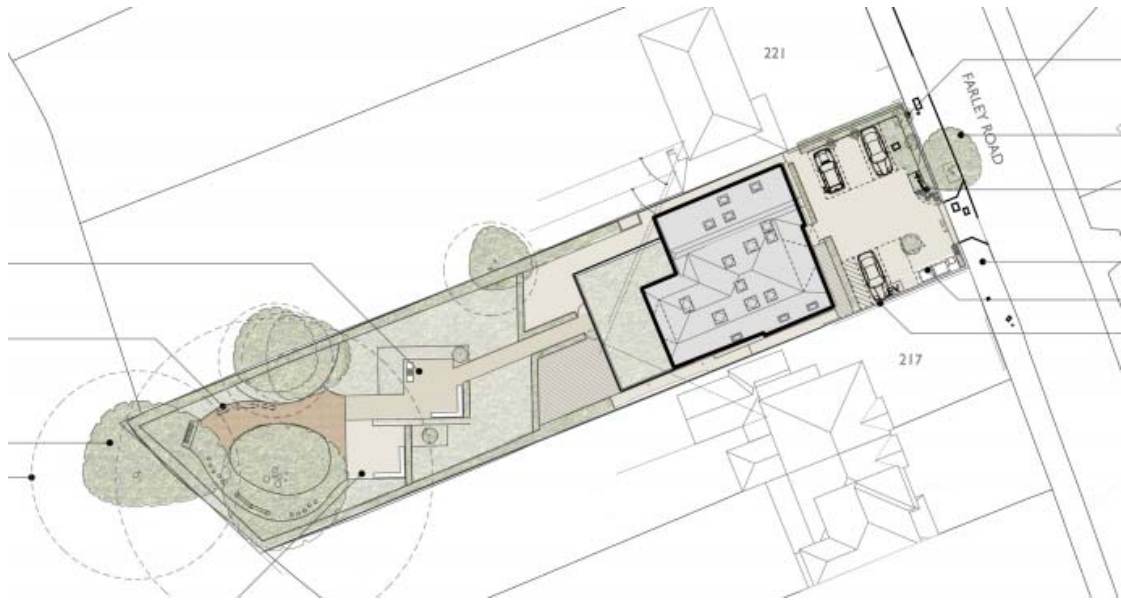


*Rear elevation showing single storey rear projection*

8.10 The proposed width of the building is the same as the existing on the site (14.2m) and separation between neighbouring residences is maintained. On the north side, number 221 has a single storey side extension which reaches their site boundary. There is a gap of 1m between the proposed building and the site boundary for the main part of the building, and a 3.1m gap at the rear projection. At the front, there is gap of 3.75m between the main bulk of each building (if the side extension of number 221 is discounted). To the south, number 117 has a single storey side/rear extension which is set back from the front. There is a gap of 1m between the proposed building and the site boundary and 5.8m between the main bulk of the buildings. The gaps between buildings on the street vary, as demonstrated in the Design and Access Statement, and the proposed width of the building and separation (which is achieved by the presence of neighbouring single storey extensions) is considered be appropriate within the streetscene.

- 8.11 The front building line steps forward of the existing property on the site to align with the front of the neighbouring properties, which is supported. Currently, the front forecourt slopes downwards so the building is set lower than the pavement level. The proposal would raise the ground floor of the building approx. 0.5m higher than the existing to provide an accessible gradient and also to mitigate flood risk. There are no proposed land level alterations at the rear.
- 8.12 The proposed design approach is a contemporary reinterpretation of the post-war and Arts and Crafts houses in the area. The character appraisal included within the design and access statement identifies various features within the surrounding styles of suburban housing and draws upon these in the proposed design. For example, the low roof eaves of the proposed building are a key feature of the existing property on the site and characteristic of the local arts and crafts style. The angular form and shape of the building and the entrance canopy are an interpretation of the geometric forms of the arts and crafts movement. The ground floor plinth style of the proposed building references the way contrasting materials are used at ground floor level in neighbouring properties.
- 8.13 The proposed materiality responds well to materials found in the vicinity. White brick is proposed as a reference to the use of white render, a contrasting brick for the base plinth references earthier tones in the area, and the clay tiles proposed for the roof represent the overriding materials palette used locally. The proposed balcony balustrades are powder coated metal railings with narrow spindles. Details of the proposed materials have been submitted and are acceptable, but full details will be required by condition. The proposed window reveals and projections add depth to the facades, which is supported. The proposed design is considered to be a high quality contemporary reinterpretation approach which responds well to the character of the area. Minor design amendments have been made as part of the assessment of the application, predominantly to streamline and simplify the fenestration and elevations.
- 8.14 In terms of site layout, the proposal includes 5 parking spaces on the front forecourt which is softened by boundary planting around the forecourt and in front of the building, plus 2 new trees and other planting at the front. The vehicular crossover is relocated further north than its existing position. There is not separate pedestrian access (discussed in the transport / access section below) but the main entrance is well defined from the street by a deep recess to the ground floor plinth with the upper floors projecting above. The refuse store is located externally on the front forecourt, clad in materials to match the main building. Cycle storage for residents is internal, plus 2 visitor parking spaces at the front of the site. There is internal access through the building to the extensive shared amenity space and children's play space at the rear. The playspace is incorporated into the mature wooded setting. The location of the family unit at ground floor level for easy access to the shared garden is supported.





*Proposed site plan*

8.15 Overall, whilst it is acknowledged that the proposed building is larger than the existing on the site and the neighbouring properties, the height is compliant with policy and the approach to the massing, with the single storey rear projection and the low roof eaves, is considered to sit well within the streetscene. The design approach is high quality. The proposal is considered to comply with policies SP4.1 and DM10.

### **Quality of Accommodation**

8.16 London Plan policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. All proposed units exceed the minimum space standards and internal layouts have been well thought with adequate storage space. All proposed units are dual or triple aspect and will receive good levels of light and outlook as a result of the large windows.

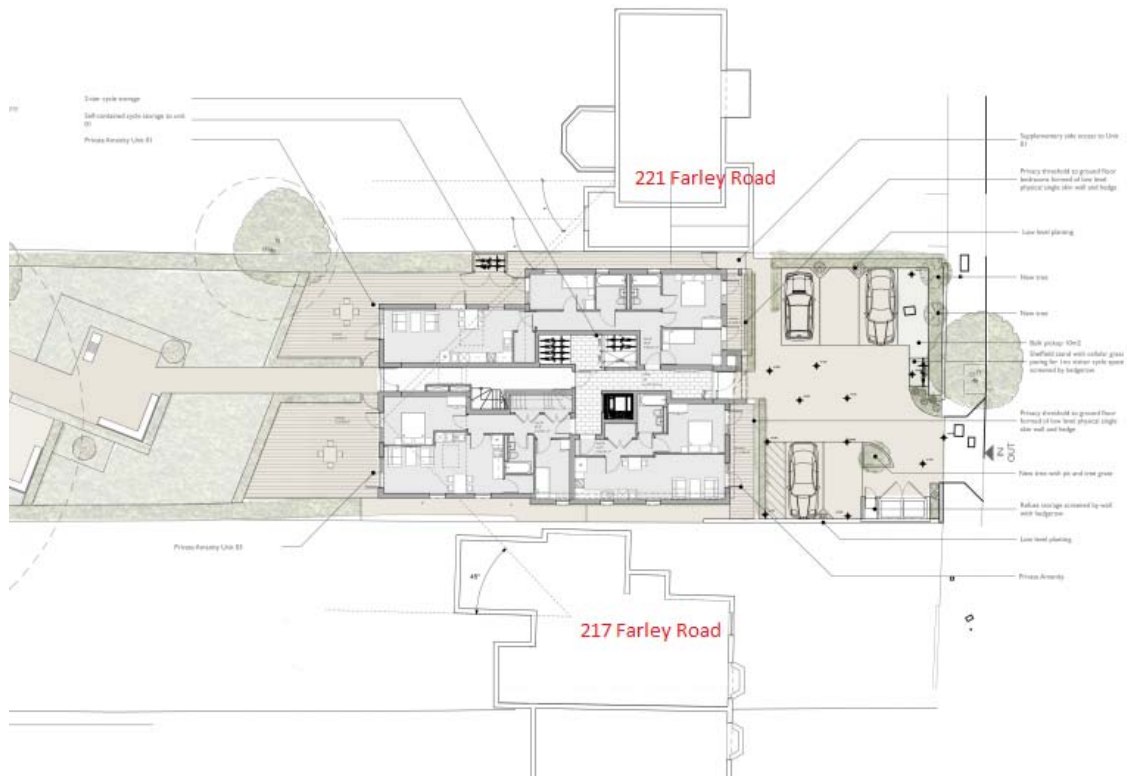
8.17 London Plan policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'. 1 wheelchair user dwelling is provided (unit 3 on the ground floor) which complies with this requirement. The remaining 90% should meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings' which requires step free access to all units and the facilities of the site. A lift is provided internally (following an amendment to the scheme) and land level alterations are proposed at the front to raise the ground floor level of the building to ensure the gradient from the street to the main entrance is a gently sloping 1:21 gradient. Step-free access to the amenity space and play space is provided via the communal core and there is informal seating proposed in the rear garden.



- 8.18 Policy DM10.4 of the Local Plan requires provision of high quality private amenity space at a minimum of 5sqm per 1-2 person unit and an extra 1sqm per extra occupant thereafter. Unit 01, the 3b4p unit, has private space at the front and back plus a side access from the front directly to their rear garden. Ground floor unit 02 has an area of private decking at the front and an additional space in the south west corner of the rear garden which is supported and will be secured by condition. Unit 03 has a large area of private decking at the back. Where there are private amenity spaces at the ground floor level, there is screening in the form of a low level wall and hedge proposed between these spaces and the parking area at the front or the communal amenity space at the rear. Upper floor units are all provided with inset terraces. The terrace for unit 08 (1b1p unit) is marginally undersized at 4.36sqm against a target of 5sqm for 1-2 bedroom dwellings however this is acceptable given the large area of communal amenity space which will be available.
- 8.19 Policy DM10.4 also requires provision of children's play space calculated using the Mayor of London's population yield calculator. Play space is incorporated in the centre / rear of the garden as part of the landscape strategy. The requirement according to table 6.2 of policy DM10.4 would be for 11.5sqm and this is exceeded.
- 8.20 Communal amenity space of approximately 470sqm is also provided (including the space at the very rear of the garden which is occupied by large trees). This space comprises formal and informal areas including lawn, planting, seating and play.
- 8.21 In summary, the proposal would provide good quality accommodation for future occupiers internally and externally in accordance with Local Plan Policies SP2 and DM10 and the London Plan policies D6 and D7.

### **Impacts on Neighbouring Residential Amenity**

- 8.22 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels. The nearest residential properties are number 221 to the north and number 217 to the south. As mentioned, the depth of the single storey rear projection does exceed the 45 degree line from the closest ground floor windows on both sides, however as it is only 3m in height (3.5m full height factoring in the dip in land levels at this central point of the site), this is not considered to cause undue amenity impacts in terms of being overbearing. A native hedge would be provided along both side boundaries, which can be planted as semi mature, controlled by condition, so as to screen the bulk of the single storey element.
- 8.23 The main bulk of the building does not breach the 45 degree lines from upper floor windows of neighbouring properties so would not be overbearing nor impact on neighbouring outlook.



*Proposed site plan showing relationship with neighbouring properties*

8.24 Number 221 Farley Road to the north has no windows on the south (side facing) elevation so there are no amenity impacts in terms of direct overlooking from the proposed development and no requirement for the north facing side windows of the proposed development to be obscured. A daylight and sunlight study has been undertaken to assess the impacts of the proposed development on the rear windows of number 221. 3 windows on the rear (west) elevation have been assessed (2 at first floor and one at ground floor). The vertical sky component (VSC) analysis, which measures the amount of sky visible from a centre point of a window, indicates that all 3 windows retain between 83 and 96% of their existing VSC which complies with BRE guidance, so the development would not have a noticeable impact on daylight levels of these windows.

8.25 In terms of sunlight, the Annual Probable Sunlight Hours (APSH) test, which measures the amount of direct sunlight that can reach the windows, indicates that relevant windows of number 221 would each receive some reduction in APSH but would continue to receive in excess of the recommended BRE guidelines for sunlight hours. Annually the guideline is for windows to receive 25% of available sunlight hours and the windows tested will receive 35-42%, and in winter the guideline is 5% and the windows will receive 10-15%, so the development would not have an unacceptable impact on sunlight levels to these windows.

8.26 To the south, number 217 has a window facing the site at first floor level. The distance between this first floor side window and the proposed building is around 5.5m, separated by a porch and a garage/outbuilding. The garage/outbuilding has a front facing window and small rooflights; no amenity concerns are raised

in terms of impacts on these windows given their use and the general orientation of the proposed development (to the north). The proposed development has 3 windows on its south facing elevation at first floor level serving 2 bathrooms and a kitchen which are in proximity to the side facing window of number 217. These windows will be obscured and will open on restrictors to 99mm only for ventilation purposes. This will be required by condition and will mitigate any potential amenity impacts in terms of privacy on number 217. The ground floor south facing windows would be behind the hedge and the second and third floor south facing windows are within the hipped roof so are not orientated towards number 117 and do not raise amenity concerns.

- 8.27 On both boundaries, existing trees are to be retained to further assist with screening between the properties.
- 8.28 Balconies are proposed on the rear elevations however these are all inset so do not raise overlooking concerns towards neighbouring properties or the first 10m of neighbouring gardens. Outlook would be over the rear amenity space of the site and towards the trees and golf club beyond. Juliette balconies on the front elevation at first and third floor look over the public highway and do not raise any amenity concerns.
- 8.29 Representations have raised concerns about overlooking towards 88 Croham Valley Road. The rear garden of this property is on the opposite side of Farley Road. There is a fence and trees at the end of the garden, plus 2 mature street trees on the footway on Farley Road beyond the end of the garden. The rear of the property itself would be over 40m from the front balconies of the proposed development. Policy DM10.6c seeks to protect the the first 10m of the garden from direct overlooking. The first 10m of the garden would be around 30m away and whilst distant views from the front upper floors windows towards the property may be possible, the separation distance is considered to be adequate, and it is also over the public highway, so this does not raise amenity concerns.
- 8.30 Overall, any potential amenity impacts on neighbouring occupiers are considered to have been adequately mitigated by the low height of the rear projection and the obscure glazing on the first floor south elevation and are considered to be acceptable in line with policy DM10.6.

### **Trees**

- 8.31 Policy DM10.8 and DM28 seek to retain existing trees and vegetation. There are mature trees beyond the rear site boundary, within Croham Hurst Golf Club which are protected by TPOs. These trees would be unaffected as there is no development in the vicinity of these trees or their RPAs. There are 7 trees within or just outside the site boundary which have been assessed in the Arboriculture Impact Assessment, of which 1 is to be removed – a holly at the front. There are also 2 apple trees which would be removed (referred to in the Preliminary Ecology Appraisal) which do not feature in the Arboricultural Survey as they are very small so are of no arboricultural significance.
- 8.32 In the rear garden there are 5 trees (3 x Category B Ash trees and 2 x Category C Horse Chestnuts) which will all be retained and unaffected by the proposed

development. Protective fencing will be erected to safeguard these trees and this will be required by condition prior to commencement to ensure they are protected from the outset. In the front garden there is 1 x Category C Highclere Holly on the north east corner of the site which would be removed to allow for the car parking area. At the front of the site there is also 1 x Category B Flowering Cherry street tree. The vehicular crossover would be moved closer to the street tree and this would result in a 2sqm (roughly 2%) encroachment into the RPA of this tree (which has a RPA of approximately 33sqm). This has been considered with relevant officers and deemed acceptable. Protective fencing would be erected during the construction phase.

- 8.33 To mitigate the loss of the 1 x holly tree, 4 x new trees are proposed (2 at the front and 2 at the back) plus some low level planting, shrubs and hedging. This is detailed in the Landscape Plan and is acceptable.

### **Landscaping**

- 8.34 Local Plan policy 10.8 requires proposals to incorporate hard and soft landscaping. A good quality landscaping scheme is proposed. At the front, permeable paving is proposed for the front forecourt with demarcation shown in the paving between the designated parking bays and the general forecourt area. 1.2m high hedging is proposed as a buffer between the front private amenity spaces and the front parking area. 1.5m high hedging is proposed at the front boundary to maintain and enhance the green frontage. There are 2 new trees and various shrubs proposed.
- 8.35 At the rear, there is a gravel path, 2 areas of formal seating, areas of grass and planting beds and 2 new trees. In the vicinity of the large trees at the end of the garden, shade tolerant grass is proposed as well as areas of wildflower planting. The children's play space is incorporated around the central wildflower area and includes balance beams and stepping logs and space for play on the grass. The play space provision is informal and has been conceived as part of the wider landscape plan rather than within a segregated section of the garden. This approach is supported. The roof of the rear single storey project would be sedum (and is not accessible).
- 8.36 A 1.8m high native mixed species hedge is proposed around the whole of the rear garden. Details of planting and species are provided within the Landscaping Plan and are acceptable.

### **Impacts on ecology and biodiversity**

- 8.37 A Preliminary Ecology Appraisal and Bat Survey Report have been submitted. The Preliminary Ecology Appraisal identified that the building on site had low potential for roosting bats and recommended a Bat Emergence Study be carried out. The Bat Emergence Study, carried out on 07/05/20, established that no bats were seen emerging or re-entering the building and concludes that the building is not currently used by roosting bats. Commuting bats were present in the vicinity as well as distant foraging bats. No mammals were recorded on site but the garden provides suitable habitats for species such as hedgehogs. Birds were recorded on site but not within the building.

- 8.38 Mitigation and enhancement measures are proposed including the use of nectar- and berry-rich tree, shrub and flowering plant species in the proposed landscaping to provide habitats; compensatory tree planting; 2 x bat boxes and 6 x bird nestboxes to be installed; vegetation to be cleared by hand in case hedgehogs are present; and tree removal to take place outside of bird nesting season. In addition, a sympathetic lighting scheme is required to ensure that external lighting does not impact on local bat populations.
- 8.39 Details of the surveys and mitigation and enhancement measures have been reviewed and agreed in principle. Conditions will be attached to ensure compliance with all mitigation and enhancement measures detailed, and submission of a Biodiversity Enhancement Strategy and a wildlife sensitive lighting design scheme.
- 8.40 The site also sits within the Impact Risk Zone for the Croham Hurst SSSI. An appropriate Construction Environment Management Plan (Biodiversity) specifying how air pollution will be controlled during construction will be required by condition prior to commencement.

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

- 8.41 The site has a Public Transport Accessibility Level (PTAL) of 2 which indicates poor access to public transport. Farley Road is a borough classified road with a 30mph speed limit and is a bus route. The site is not within a CPZ and there are no on-street parking restrictions.

#### Access arrangements

- 8.42 The proposal is to move the vehicular crossover to the north so that it is more centrally located within the site than existing. The proposed crossover would be 1.56m from the street tree. As noted in the Tree section above, the development would result in an RPA encroachment of approximately 2%. The distance between the tree and the crossover and the impact on its RPA has been assessed with relevant officers within the Council and it has been confirmed that the distance is sufficient to safeguard the tree, subject to compliance with the Tree Protection Plan, which will be required by condition.
- 8.43 Representations have raised concerns about visibility on the bend of the road. It has been demonstrated that the required pedestrian and vehicular sightlines from the vehicle crossover point can be achieved. A condition will be attached to ensure that no planting or obstructions above 0.6m in height are located within the sightline areas.
- 8.44 There is no separate pedestrian walkway to the main building entrance however given the low number of parking spaces and that the 6m space between the parking bays is the minimum required for vehicle manoeuvres, it is accepted that there is not sufficient space for a segregated pedestrian path on this site.

## Car parking

- 8.55 5 car parking spaces are proposed for the 9 flats. In areas of PTAL 2 in outer London, London Plan policy T6 requires up to 0.75 parking spaces per dwelling for 1-2 bed units and up to 1 space per 3+ bed dwelling. This would equate to a maximum of 7 car parking spaces. It is often not desirable to deliver the maximum amount of parking on site as this can, amongst other things, promote unsustainable travel patterns. The proposal for 5 spaces would therefore comply with London plan maximum requirements.
- 8.56 The Council normally requires 1:1 parking on sites such as this. As such, in order to justify the shortfall of 4 car parking spaces a parking survey in line with Lambeth Methodology was undertaken. The survey assessed on-street parking availability within 200m walking distance of the site on two typical weekday overnight periods. It considers Farley Road, Croham Valley Road and Ruffetts Close and establishes that there is sufficient space for any overspill on-street parking in unrestricted locations (111 spaces in total).
- 8.57 Given that Farley Road and Croham Valley Road are borough classified roads, it is necessary to interrogate the data further. If the spaces on Farley Road and the part of Croham Valley Road that are on the bus route are discounted - because these are little used for parking and the Highway Authority wishes to maintain this - there would be 24 unrestricted kerbside spaces available on Croham Valley Road which could potentially be used for parking (and there were 2 cars parked here at the time of the survey) plus spaces on Ruffetts Close. The Parking Survey states that 13 spaces are available on Ruffetts Close when in reality there are only 7 because it is only possible to park on 1 side of the road. At the time of the survey, there was 1 car parked on Ruffetts Close, which indicates that there would be parking availability here also. Therefore, even if the parts of Farley Road and Croham Valley Road that are on the bus route are discounted, there were 31 unrestricted spaces available at the time of the survey, with 3 cars parked, which gives a parking stress of 10%. If the proposal generates parking requirement for 4 overspill cars on the street, parking stress would be 23%. It has been demonstrated that there is sufficient parking capacity for potential overspill parking of 4 cars, without causing detrimental impacts to highway safety
- 8.58** Furthermore, the location of the site opposite a bus stop (64 and 433 bus) which provides regular access to Croydon, Thornton Heath and Addington, and to train stations at East Croydon and South Croydon, plus tram links at Addington Village and Croydon town centre, means that residents may be inclined to use public transport rather than drive cars, which would be supported.

- 8.59 Swept paths for the parking spaces are provided, demonstrating that the spaces are accessible. 2 of the 5 spaces would be provided with active electric vehicle charging points (40%) and the remainder of the spaces would be passive spaces (spaces with the necessary underlying connections and cabling to enable installation of charging points in the future). One disabled car parking space would be provided (one the south side of the site, closest to the building entrance) with a width of 2.4m plus an additional 1.2m wide manoeuvring strip to the driver's side of the bay. This width of the remaining car parking spaces is acceptable.
- 8.60 A contribution of £13,500 will be secured via S106 agreement to contribute towards sustainable transport initiatives including on street car clubs with electric vehicle charging points (ECVPs) as well as general expansion of the EVCP network in the area in line with Local Plan policies SP8.12 and SP8.13. The funding will go towards traffic orders at around £2500, signing, lining of car club bay, EVCP provision including electrics and set up costs for the car club. Funding will also be used for extension and improvements to walking and cycling routes in the area to support and encourage sustainable methods of transport.
- 8.61 The car parking arrangements comply with Local Plan policy DM30 and London Plan policy T6.

#### Cycle parking

- 8.62 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 15.5 cycle parking spaces for residents. A total of 16 cycle spaces are proposed. 2 of these are located within the private amenity space of unit 1 (the 3b4p unit) and this can be accessed via a side access gate. 14 spaces are proposed within an internal bike store which is secure, integrated, convenient and accessible. The bike store is accessed via the central core of the building and has a 1.8m wide sliding door. The proposed bike stands are a mixture of two-tier and Sheffield stands. One of the Sheffield stands is suitable for use by wider and adapted bikes. Details are acceptable and a condition will be attached to ensure compliance with the approved details.
- 8.63 London Plan policy T5 also requires provision of 2 visitor cycle spaces. One Sheffield stand is provided at the entrance, screened by the hedgerow, with space for 2 bicycles. This is acceptable.

#### **Waste / Recycling Facilities**

- 8.64 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The bin store is proposed on the front forecourt, in a brick container to match the main building with lockable doors. It is well screened from the footway by a wall and hedgerow so is considered to have been appropriately integrated into the development in line with policy DM13 and is acceptable.

- 8.65 Proposed waste receptacles include 1 x 1100L refuse bin, 1 x 1100L recycling bin and 1 x 140L food recycler. The proposed recycling bin is too small; it should be 1280L rather than 1100L. Given that the recycling store is located externally, the size can be altered slightly to accommodate a larger recycling bin and final details will be required by condition. The drag distance for operatives is around 6m and the carry distance for residents is around 14m, both of which are acceptable. Details comply with guidance in the Council's New Build and Conversion waste management document.
- 8.66 A bulky waste storage area of 10sqm is provided at the front of the site in line with policy DM13.

### **Flood Risk and Energy Efficiency**

#### Flood risk

- 8.67 The site is located within an area at medium to high risk of surface water flooding and within a critical drainage area. The development has been designed with the ground floor set at 100.4mAOD to reduce the risk of internal surface water flooding - and also to provide level access from the highway to the front entrance. The proposed floor level is 600mm above the medium risk flood level, (considered to be the design event) and 300mm above the low risk flood level. The proposed development is therefore at very low risk of internal flooding from surface water.
- 8.68 The flow of surface water across the site is from south to north along the dip in the centre of the site. In order to maintain a flow path across the site, the external amenity areas to the rear will be formed of raised decking to allow surface water to flow underneath. The raised decking would have permeable side panels to allow flood water to flow through and under the decking, and the side panels would be fixed to prevent residents storing items below the decking. Access panels would be provided for maintenance. Walls would also be provided within the rear amenity space to maintain the flow path to the north along the lower lying land.
- 8.69 Other flood risk mitigation measures proposed in line with Local Plan policy DM25 and the London Plan Sustainable Drainage Hierarchy (policy S113) include permeable paving for the parking forecourt, and a soakaway at the rear for runoff from the roof.
- 8.70 The site is also in an area defined as having potential for groundwater flooding to occur at the surface, although there have been no recorded groundwater flooding incidents near the site. The FRA concludes that the actual risk of groundwater flooding at the site is low due to the land level of the site and the finished floor level set at 100.4mAOD which is above the level of any potential groundwater emergence.



### Energy efficiency

- 8.71 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition will be attached requiring the proposed development to both achieve the national technical standard for energy efficiency in new homes (2015) which requires a minimum of 19% CO2 reduction beyond the Building Regulations Part L (2013), and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

### **Conclusion**

- 8.72 The provision of 9 flats in this location is acceptable in principle. The proposed design, massing, site layout and quality of accommodation is acceptable, with good quality landscaping, shared amenity and play space proposed. Mature trees would be retained and protected. One tree in the front garden would be removed with compensatory planting proposed. Amenity impacts on neighbouring properties have been successfully mitigated. 5 car parking spaces are proposed and it has been demonstrated that there is sufficient space in the surrounding roads (non-bus route parts) to accommodate overspill car parking, and the location opposite a bus stop may encourage people to use sustainable modes of transport. The proposal is also acceptable on ecology, flooding and sustainability grounds.
- 8.73 All material considerations have been taken into account, including responses to the public consultation. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.

### Other matters

- 8.74 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 8.75 All other planning considerations including equalities have been taken into account.

This page is intentionally left blank



This page is intentionally left blank

**PART 6: Planning Applications for Decision**

**Item 6.3**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 20/05326/FUL  
 Location: 37 Kingswood Lane, Warlingham, CR6 9AB.  
 Ward: Sanderstead  
 Description: Demolition of single-family dwellinghouse and erection of 1x 3-storey block, containing 4x 3-bedroom, 3x 2-bedroom and 2x 1-bedroom flats with associated access, car parking, cycle and refuse storage.  
 Drawing Nos: EX02-S1-101E; EX02-S1-102; EX02-S1-103E; EX02-S1-104B; EX02-S1-105C; EX02-S1-106D; EX02-S1-107B; EX02-S1-108B; EX02-S1-109B; EX02-S1-110C; EX02-S1-111A; EX02-S1-112C; EX02-S1-113A; EX02-S1-114B; EX02-S1-115; EX02-S1-116; EX02-S1-117.  
 Applicant: Mr Shervin Khazeni of Aventier Ltd  
 Case Officer: Nathan Pearce

	1B 2P	2B 3P	2B 4P	3B 4P	4B+	Total
Existing Provision					1	1
Proposed Provision	2	3		4		9

	Car parking spaces	Cycle parking spaces
Existing	1	0
Proposed	9	18

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received and it has been referred by a ward councillor.

**2.0 RECOMMENDATION**

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

- a) A financial contribution of £13,500 for improvements to sustainable transport improvements in Sanderstead Ward including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions, membership of car club for the units for 3 years.

b) And any other planning obligations considered necessary.

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

### **Conditions**

1. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction Logistics Plan
4. Tree Protection Plan
5. Details of facing materials
6. Landscaping
7. Sustainable urban drainage details
8. Electric Vehicle Charging Points
9. Cycle parking and refuse
10. Car parking
11. Visibility splays
12. Accessible units
13. Energy emissions
14. Ecology conditions
15. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1)Section 106
- 2)CIL
- 3)Code of practice for Construction Sites
- 4)Light pollution
- 5)Boilers
- 6)Refuse
- 7)Nesting birds
- 8)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:

- Demolition of existing detached house
- Erection of a two-storey building plus accommodation in roof-space.
- Provision of 2 x 1 bedroom flats, 3 x 2 bedroom flats (3 person) and 4 x 3 bedroom flats.
- Provision of 9 off-street parking spaces including one disabled bay.
- Provision associated refuse/cycle stores.

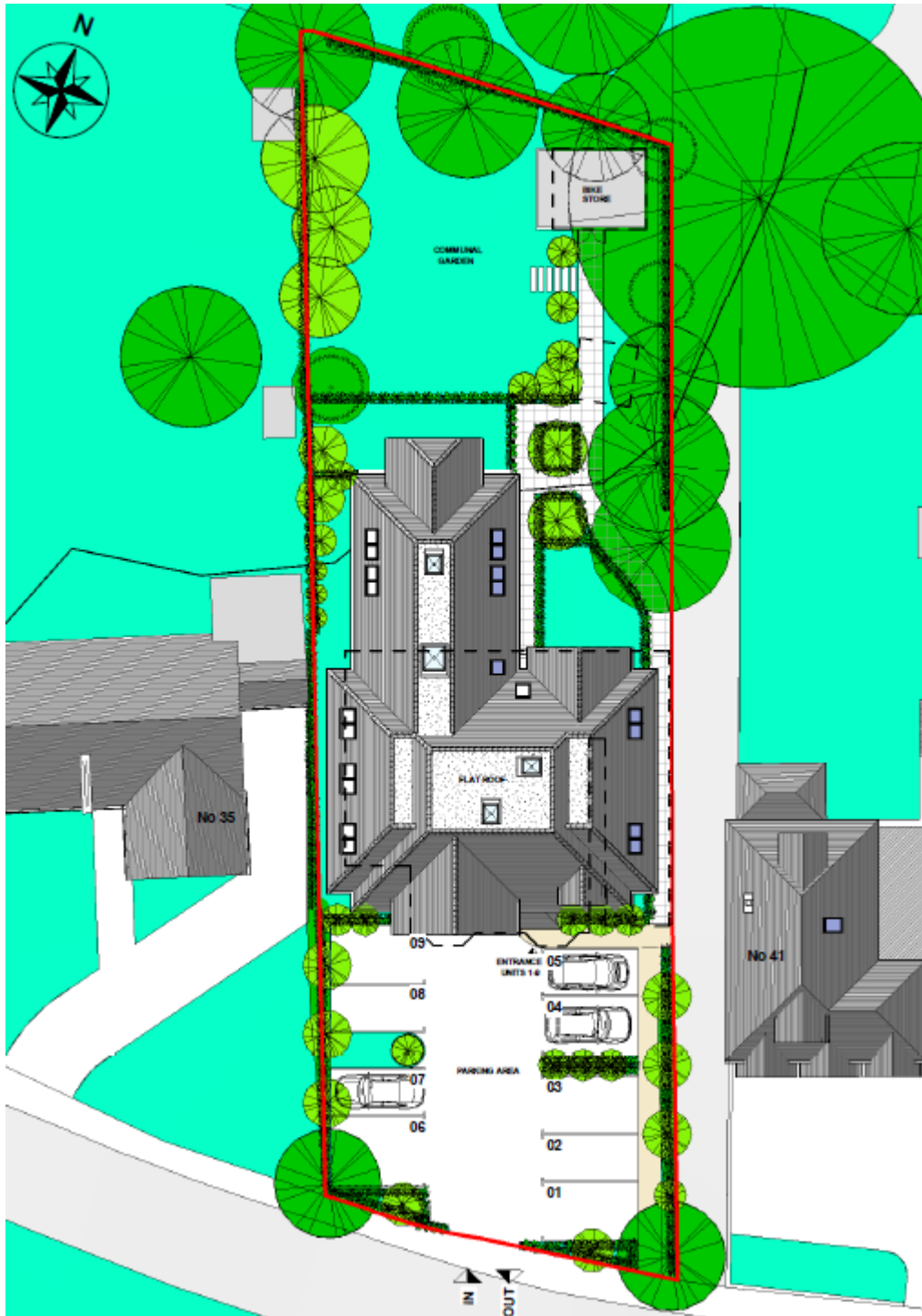


Fig 1: Site plan

3.2 Amended plans were received on 03.02.2021 showing the introduction of a lift, internal reconfiguration of unit 1, additional high level windows, minor alterations to the landscaping and hardstanding, introduction of bulky goods storage area, minor amendments to the finish materials.

Further amended plans were received on 16.03.2021 changing the location of the external door for unit 1 to make it compliant with accessibility standards.

### Site and Surroundings

- 3.3 The application site is a large detached property situated on the north side of Kingswood Lane. The topography of the site is relatively flat.
- 3.4 The surrounding area is mainly residential in character. Whilst there is no distinct style in regard to the properties along Kingswood Lane, the majority of properties appear to be detached family dwellinghouses with some recent development of flatted blocks. The site has a Public Transport Accessibility Level (PTAL) of 1a. The land to the south of Kingswood Lane is within Tandridge and forms part of the Green Belt.



Fig 2: Aerial street view highlighting the proposed site within the surrounding street-scene

### **Planning History**

- 3.5 None relevant

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

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2021) and Croydon Local



Plan (2018) and emerging housing targets. The proposed development would provide an appropriate mix of units including 4x three-bed flats.

- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to visual amenity of trees.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions.

## 5.0 CONSULTATION RESPONSE

### 5.1 Place Services (Council’s ecological consultant)

The council’s ecological consultants are satisfied that there is sufficient ecological information available for determination and raise no objection subject to securing biodiversity mitigation and enhancement measures by condition.

### 5.2 Tandridge District Council

No objection

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 4 letters of notification to neighbouring properties in the vicinity of the application site. A site notice was posted on Kingswood Lane on 28.10.2020. The number of representations received from neighbours, a Residents’ Association and local ward Councillors in response to notification and publicity of the application are as follows:

No of individual responses: 65    Objecting: 65    Supporting: 0  
 Comment: 0

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

Summary of objections	Response
	<i>Principle of development</i>
Overdevelopment and intensification	Addressed in the report at paragraphs 8.2 – 8.6

Loss of family home	Addressed in the report at paragraph 8.2 – 8.6
Poor quality development	Addressed in the report at paragraphs 8.2 – 8.6
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.7 – 8.12
Massing too big	Addressed in the report at paragraphs 8.7 – 8.12
Over intensification – Too dense	Addressed in the report at paragraph 8.7 – 8.12
Visual impact on the street scene (Not in keeping)	Addressed in the report at paragraphs 8.7 – 8.12
Accessible provision	Addressed in the report at paragraphs 8.23
Number of storeys	Addressed in the report at paragraphs 8.9
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.13 – 8.18
Loss of light	Addressed in the report at paragraphs 8.13 – 8.18
Loss of privacy	Addressed in the report at paragraphs 8.13 – 8.18
Overlooking	Addressed in the report at paragraphs 8.13 – 8.18
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs 8.13 – 8.18
Refuse store	Addressed in the report at paragraphs 8.31
<i>Traffic &amp; Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.25 – 8.32
Not enough off-street parking	Addressed in the report at paragraphs 8.25 – 8.32
Negative impact on highway safety	Addressed in the report at paragraph 8.25 – 8.32
Refuse and recycling provision	Addressed in the report at paragraph 8.25 – 8.32
<i>Other matters</i>	
Construction disturbance	Addressed in the report at paragraph 8.41
Impact on wildlife	Addressed in the report at paragraphs 8.33 – 8.38
Impact on flooding	Addressed in the report at paragraph 8.40
Local services cannot cope	Addressed in the report at paragraph 8.43
Lack of affordable homes	Addressed in the report at paragraph 8.42
Impact on trees	Addressed in the report at paragraphs 8.33 – 8.35

6.3 Cllr Yvette Hopley (Sanderstead Ward) has referred the application to committee and raised the following issues:

- Overdevelopment of site by reason of size and massing.
- Cumulative impact when added to other recent developments
- Flooding concerns
- Large area of hardstanding is out of character.
- Concern about loss of trees.
- Parking and highway safety concerns.

6.4 The Sanderstead Residents' Association has objected to the application and raised the following issues:

- Rear projection breaks 45 degree line drawn from the ground floor rear of no.41.
- Poor design.
- Excessive height is out of character.
- No lift provided.
- Poor outlook for some habitable rooms on the 2<sup>nd</sup> floor.

## **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. Such 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 (February 2018), and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) revised 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;
- Delivery of housing
- Promoting social, recreational and cultural facilities and services the community needs
- Requiring good design.

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

### London Plan (2021)

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

- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation

- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S15 Water infrastructure
- S17 Reducing waste and supporting the circular economy
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

#### 7.5 Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood 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
- DM43 – Sanderstead

#### 7.6 Suburban Design Guide Supplementary Planning Document (SPD) 2019

The SPD is a Housing Design Guide that provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The SPD is a design guide for suburban developments likely to occur on windfall sites where existing homes are to be redeveloped to provide for several homes or proposals for building homes in rear gardens.

7.7 Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG, March 2016
- National Technical Housing Standards, 2015
- National Planning Practice Guidance

## 8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The principal issues of this particular application relate to:

- The principle of the development;
- Impact of the development on the character and appearance of the area;
- Impact on residential amenities;
- Standard of accommodation;
- Highways impacts;
- Impacts on trees and ecology;
- Sustainability issues; and
- Other matters

### The Principle of Development

8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues. Furthermore the Croydon Local Plan 2018 anticipates that roughly a third of housing delivery over the plan period will come from District Centres and windfall sites.

8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification.

8.4 Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and small family homes and homes built as 3-bed homes are also protected. The existing dwellinghouse is a 3-bed and the proposal would provide 4x 3-bed units which would provide adequate floorspace for families. The overall mix of accommodation would be acceptable and would result in a net gain in family accommodation.

8.5 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 1b and is a “small site” (as defined by policy H2 of the London Plan). This advocates that

such sites should significantly increase their contribution to London's housing needs and that local character evolves over time and needs to change in appropriate locations to accommodate additional housing on small sites.. In this instance the proposal is acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the scheme is supported.

The effect of the proposal on the character of the area and visual amenities of the streetscene

- 8.6 The existing property is not protected from demolition by existing policies and its demolition is acceptable subject to a suitably designed replacement coming forward. The proposal seeks to replace it with 9 units formed of a block of flats fronting the highway. The scheme has been specifically designed to resemble a replacement house rather than a single block of flats. Officers are satisfied that the scheme respects the street-scene.
- 8.7 The Croydon Local Plan has a presumption in favour of three storey development. The block consists of two stories plus accommodation in the roof, this is considered acceptable because the application provides a high quality built form that respects the land level, pattern, layout and siting in accordance with Policy DM10.1.
- 8.8 The height, scale and massing of the scheme would be acceptable, given that the site works well with the topography and would sit well with the adjoining properties.



Fig 3: Front of elevation

8.9 The design of the building would incorporate a traditional styled appearance consisting of gables and a small dormer to the front elevation, maintaining the overall street scene with use of an appropriate materials palette with an adequate balance between facing bricks, soldier course brickwork, hanging tile, glazing and appropriate roof proportions. The main front element would present a traditional architectural response, consisting of a gabled bay. It is noted that hung tile and brick facades are characteristic of the area. As such, the building is considered to be of an appropriate design response in this situation. The use of Alderley Burgundy bricks or similar and brown wall hung tiles would be acceptable, brick slips would not be an appropriate facing material.



Fig 4: Proposed site plan showing proposal in relation to neighbouring properties

8.11 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway. Whilst the frontage would be given over to hard-standing to allow for off street parking there would be some soft landscaping surrounding it, along with a section of soft landscaping along the boundary. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site would offer sufficient opportunities for soft landscaping to the rear.

8.12 The application site is a substantial plot within an established residential area. The scale and massing of the new buildings would generally be in keeping with the overall scale of development found in the immediate area whilst sensitively intensifying it and the layout of the development would respect the streets' pattern and rhythm.





Fig 5: CGI of site showing proposal in relation to neighbouring properties

Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies and the Suburban Design Guide SPD 2019 in terms of respecting local character.

The effect of the proposal upon the amenities of the occupiers of adjoining properties

8.13 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The properties with the potential to be most affected are the adjoining properties at 35 & 41 Kingswood Lane and the dwellings to the rear at 29 & 39 Kingswood Lane.



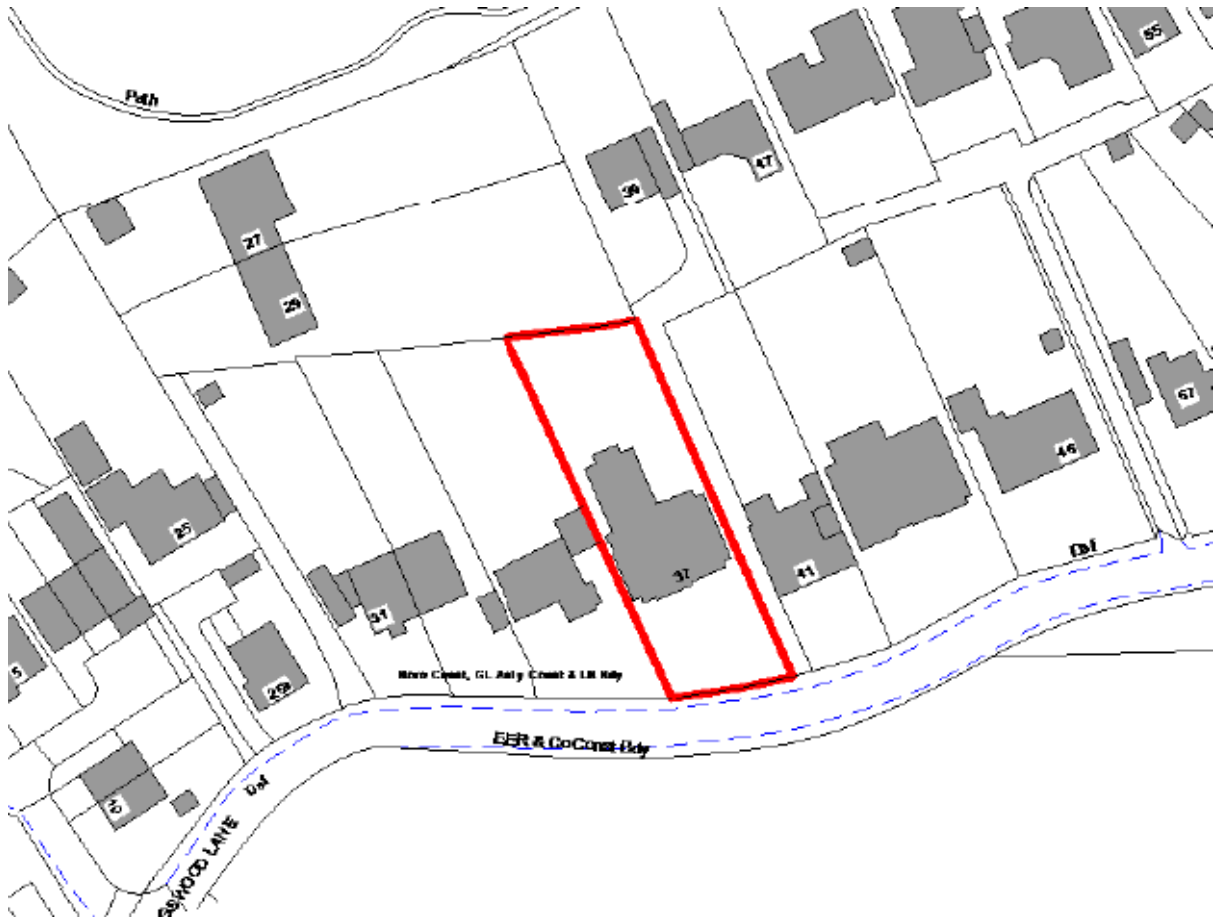


Fig 6: Proposed site plan

*35 Kingswood Lane*

8.14 This dwelling is to the west of the proposal site. The rear of the proposed building would not break a 45 degree line drawn from rear habitable room windows. There are 2 windows in the side elevation at ground level and none at first floor level. One is obscure glazed and the other is a secondary window to a lounge which is already served by a very large window on the front elevation. Although there may be some loss of light to these windows they are side facing windows which already have their outlook limited by the existing building and are not considered to be primary windows to habitable rooms.

8.15 It is considered that given the separation distances and the angles that there would not be a significant impact on this dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

*41 Kingswood Lane*

8.19 This dwelling is to the east of the proposal site. An access road that serves no.39 passes between the proposal site and no.41. The rear of the proposed building would not break a 45 degree line drawn from the first floor rear habitable room dormer window. At ground floor there is an extended conservatory, a 45 degree

line drawn from the rear of this conservatory would not be broken. There are 4 windows on the side elevation at ground floor and none at first floor level. One is a very small window, two are secondary windows serving a lounge to the rear and one is a secondary window serving a front reception room, which is already served by a very large window on the front elevation. Although there may be some loss of light to these windows they are side facing windows which already have their outlook limited by the existing building are not considered to be primary windows to habitable rooms. A conservatory is present at the rear of no.41, the proposal would not break a horizontal 45 degree line when the line is drawn from the rear of the conservatory.

- 8.20 It is considered that given the separation distances and the angles that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

*Dwellings to the rear at 29 and 39 Kingswood Lane*

- 8.21 It is considered that given the separation distances that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

*General*

- 8.22 As regards noise and disturbance, the proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful.

The effect of the proposal upon the amenities of future occupiers

- 8.23 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area.
- 8.24 Although two of the bedrooms of unit 8 would only have velux windows for outlook, it is recognised that these are secondary bedrooms therefore would not be as intensely used as the living room and primary bedroom of the unit. All the units would have access to private and communal amenity space which meets the required standard.

The side facing windows of unit 2 will be high level secondary windows in order to prevent a loss of privacy from people using the side access path.

- 8.26 The local plan also requires all flatted development to provide new child play space as well as the amenity space to be provided. In terms of the child play space, this can be secured through use of planning conditions.
- 8.27 In terms of accessibility, a lift has been provided, therefore all units will be accessible. All units can meet M4(2) standard and one two-bedroom unit meets M4(3), in compliance with policy.
- 8.28 Overall the development is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of communal amenity space and child play space, and thus accords with relevant policy.

#### Traffic and highway safety implications

- 8.29 The Public Transport Accessibility Level (PTAL) rating is 1a which indicates poor accessibility to public transport. 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. This states that properties with this accessibility should have up to 1.5 spaces per unit. In line with the London Plan, the proposed development could therefore provide up to a maximum of 13.5 spaces. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Croydon Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of transport. As such a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.
- 8.30 It is considered that the proposal would generate a need for 11 parking spaces; 1.5 for the family units and 1 for the others. There is proposed car parking provision of 9 spaces on site and it is expected that there would be an overspill of 2 vehicles on to the highway. This is considered acceptable given the relatively low parking stress of Kingswood Lane. When taking into account the site constraints, the need to provide high quality multi-functional spaces whilst ensuring the best use of land it is considered that 9 spaces would be the maximum quantum that this site could provide.
- 8.31 There are a number of representations that refer to the parking provision, on-street parking and highway safety at the site. In respect to highway safety, the scheme provides 9 off-street parking spaces including 1 disabled space and these will need to adhere to the parking visibility splays and parking standards to ensure that safety requirements are adhered to and these have been secured through conditions.
- 8.32 A financial contribution of £13,500 will be secured through a Section 106 contribution that will go towards improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions or membership of car club for the units for 3 years. This is required because of the increased traffic generated from the increased number of units.

- 8.33 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and this can be secured by way of a condition. Cycle storage facilities would comply with the London Plan (which would require 18 spaces) as these are located in a secure and covered cycle store within the rear communal amenity space. Vertical cycle parking would not be appropriate. This can be secured by way of a condition.
- 8.34 The refuse arrangements would be acceptable and for a nine units scheme would require 1 x 1100ltr landfill receptacle; 1 x 1280ltr for dry recycling and 1 x 140ltr food recycling, which has been accommodated within the building. It can be secured by condition.
- 8.35 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

#### Trees and Ecology

- 8.36 The site contains some established trees and shrubs. There are no protected trees within the site. Three category C trees and a section of Leylandii hedge will be removed, these are relatively small trees (maximum height 6m) and are considered to have a low amenity value. Their removal shall not have a significant impact on the visual amenity of the locality. The site provides an opportunity to plant a number of new trees as part of a landscape scheme. A landscaping and planting plan can be conditioned.
- 8.37 No building foundations are proposed within the Root Protection Area of any retained tree. Consequently no restrictions on foundation design or implementation are considered necessary from an arboricultural perspective.
- 8.38 It is proposed to extend and modify the existing timber shed building at the rear of the site to create a bike store. A very small portion of the RPA of G10 shall be affected by the extension of the existing shed foundation. So long as hand tools are used for the excavation and the excavation does not exceed or the depth of the existing adjacent shed foundation, the impact upon G10 shall be very minor. The Impact Assessment Plan indicates where it is proposed to install a new hard surface over a small portion of the theoretical Root Protection Area of T3. It is proposed to create a new pedestrian footpath within the rear garden which leads to the cycle store. Only fairly small portions of the Root Protection Areas of G5, T8 and T9 and the impact is considered to be minor. In order to minimise the potential impact upon these trees, it is proposed to excavate the foundations within the Root Protection Areas of these three trees using hand tools.
- 8.38 The works should be undertaken in accordance with the tree protection plan; Arboricultural Report and Impact Assessment recommendations and this has been conditioned.



Fig 7: Extract from submitted soft landscaping scheme (Indicative only)

8.39 A Preliminary Ecological Appraisal and Bat Survey Report relating to the likely impacts of development on designated sites, protected species and priority species & habitats has been submitted with the application which has been assessed by the Council’s ecology consultant.

8.40 The ecology consultant is satisfied that there is sufficient ecological information available for determination. The likely impacts on protected and priority species & habitats can be made acceptable with appropriate mitigation measures secured.

8.41 The mitigation measures identified in the Preliminary Ecological Appraisal and Bat Survey Report should be secured and implemented in full. This is necessary to conserve and enhance protected and Priority Species. As concluded in the Bat Survey Report, as the site supports a single common pipistrelle transitional roost, this will involve the provision of a European Protected Species (EPS) licence or registration of the site under a Bat Mitigation class licence.

It is noted that the dwelling onsite was originally characterised as supporting “Moderate” suitability for bats and only two bat emergence surveys have been undertaken. A third survey re-entry survey should be undertaken in line with the BCT Good Practise Guidelines to inform the licence application. However, in line with Natural England licensing Policy 4, this can be carried out post determination. This relates to appropriate and relevant surveys where the ecological impacts of development can be confidently predicted with sufficient certainty. A condition has been added.

8.42 A Biodiversity enhancement strategy is also required as a pre-commencement condition to enhance protected and priority species/habitats. This has been conditioned.

8.43 The Council has certainty of the likely impacts on protected species and sites. Through the imposition of planning conditions and work undertaken to date, the local planning authority has operated in accordance with its statutory duties relating to biodiversity and national and local policy requirements.

### Sustainability Issues

- 8.44 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.

### Other Matters

- 8.45 The site is not located in any designated flood risk area. The applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking area will incorporate permeable paving which will provide capacity for surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.
- 8.46 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst the details submitted to date might well be acceptable, it would be prudent to condition a Construction Logistics Plan to be approved, as appointed contractors may have an alternative approach to construction methods and the condition ensures that the LPA maintains control to ensure the development progresses in an acceptable manner.
- 8.47 Representations have been made in respect to a lack of affordable homes being provided at the site, however the scheme is for nine units and as such is under the threshold where the provision for affordable homes would be required.
- 8.48 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

### **Conclusions/planning balance**

- 8.49 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.
- 8.50 All other relevant policies and considerations, including equalities, have been taken into account.

## **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.

This page is intentionally left blank



## 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.

15.02.2021 to 12.03.2021

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

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

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

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

---

Ref. No. :	20/00333/FUL	Ward :	<b>Addiscombe East</b>
Location :	42 And 44 Grant Road Croydon CR0 6PG	Type:	Full planning permission
Proposal :	Erection of single storey rear extension		
Date Decision:	09.03.21		





Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Erection of dormer extension in rear roofslope and installation of rooflights in front roofslope.

Date Decision: 01.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00074/DISC

Ward : **Addiscombe East**

Location : 263 - 265 Lower Addiscombe Road  
Croydon  
CR0 6RD

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (CLP) of LPA ref: 19/02517/FUL (Erection of a (mansard) second floor with two side dormer windows, creation of two flats (Amended drawings received 10.12.2019).

Date Decision: 02.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00160/CAT

Ward : **Addiscombe East**

Location : 70 & 70A Havelock Hall, Havelock Road  
Croydon  
CR0 6QP

Type: Works to Trees in a  
Conservation Area

Proposal : T10 Sycamore - Third party tree - Cut back low lateral 3m branches by 2.5m to clear building by 2m  
T11 Lime - Third party tree - Cut back low lateral 3m branches by 2.5m to clear building by 2m  
T12 Sycamore Third party tree - Cut back low lateral 3m branches by 2.5m to clear building by 2m

Date Decision: 12.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00175/CAT

Ward : **Addiscombe East**

Location : 24 Elgin Road  
Croydon  
CR0 6XA

Type: Works to Trees in a  
Conservation Area

Proposal : T1 Sycamore - Fell to ground level.

Date Decision: 12.03.21

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

Level: Delegated Business Meeting

Ref. No. : 21/00195/HSE  
Location : 29 Northampton Road  
Croydon  
CR0 7HB  
Proposal : Erection of single storey side/rear extension  
Date Decision: 12.03.21

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

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00679/LP  
Location : 194 Shirley Road  
Croydon  
CR0 7LP  
Proposal : Erection of rear dormer windows, front roof lights and single storey rear extension  
Date Decision: 22.02.21

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

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00733/LP  
Location : 6 Addiscombe Avenue  
Croydon  
CR0 6LH  
Proposal : Erection of L-shaped dormer and front rooflights  
Date Decision: 22.02.21

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

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00793/PDO  
Location : O/S 290 Lower Addiscombe Road  
Croydon  
CR0 7AE  
Proposal : 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.  
Date Decision: 01.03.21

**Ward : Addiscombe East**  
Type: Observations on permitted development

**No Objection**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 9 Bisenden Road Type: Discharge of Conditions  
Croydon  
CR0 6UN

Proposal : Discharge of planning conditions 2 (Materials), 3 (Details), 5 (Landscaping), and 8 (Construction Logistics Plan) LPA ref: 19/00848/FUL (Erection of two storey rear extension and conversion of house into 1 x 3 bed flat and 2 x 2 bed flat).

Date Decision: 17.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/06545/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 7 (play space equipment) 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: 26.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/06657/LP Ward : **Addiscombe West**

Location : 39 Alexandra Road Type: LDC (Proposed) Operations  
Croydon edged  
CR0 6EY

Proposal : Erection of dormer in rear roof slope and roof lights in the front roof slope.

Date Decision: 19.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06658/FUL Ward : **Addiscombe West**

Location : 89 Stretton Road Type: Full planning permission  
Croydon  
CR0 6ET

Proposal : Installation of rooflights to the front & rear roofslopes and installation of opaque windows to the existing side elevation.

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Date Decision: 15.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06663/LE **Ward : Addiscombe West**  
Location : 51 Warren Road **Type: LDC (Existing) Use edged**  
Croydon  
CR0 6PF  
Proposal : Use of dwelling as HMO within Use Class C4 (3 - 6 persons)

Date Decision: 15.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06697/GPDO **Ward : Addiscombe West**  
Location : 156 Cherry Orchard Road **Type: Prior Appvl - Class M A1/A2 to**  
Croydon **dwelling**  
CR0 6BB  
Proposal : Part change of use of the ground floor from retail (E(a) - previously Class A1) to 1 x 1  
bedroom flat and associated works

Date Decision: 23.02.21

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00015/HSE **Ward : Addiscombe West**  
Location : 27 Davidson Road **Type: Householder Application**  
Croydon  
CR0 6DL  
Proposal : Erection of single storey side/rear extension

Date Decision: 26.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00061/GPDO **Ward : Addiscombe West**  
Location : 69 Leslie Grove **Type: Prior Appvl - Class A Larger**  
Croydon **House Extns**  
CR0 6TJ  
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the  
original house with a height to the eaves of 2.9 metres and a maximum height of 3  
metres



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Date Decision: 16.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00062/LP

**Ward : Addiscombe West**

Location : 69 Leslie Grove  
Croydon  
CR0 6TJ

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of L-shaped rear dormer and installation of window in side elevation.

Date Decision: 19.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00063/LP

**Ward : Addiscombe West**

Location : 52 Lebanon Road  
Croydon  
CR0 6UR

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of L-shaped rear dormer and installation of 2 rooflights in front roofslope.

Date Decision: 02.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00114/HSE

**Ward : Addiscombe West**

Location : 71 Exeter Road  
Croydon  
CR0 6EL

Type: Householder Application

Proposal : Erection of single storey side/rear extension

Date Decision: 01.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00117/LP

**Ward : Addiscombe West**

Location : 70 Addiscombe Court Road  
Croydon  
CR0 6TQ

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of dormer extension in rear roofslope and installation of rooflights in front roofslope.

Date Decision: 02.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00145/FUL **Ward : Addiscombe West**  
Location : Barrington Lodge **Type: Full planning permission**  
9-15 Morland Road  
Croydon  
CR0 6HA

Proposal : Proposed first floor rear extension to the care home

Date Decision: 10.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00418/GPDO **Ward : Addiscombe West**  
Location : 68 Northway Road **Type: Prior Appvl - Class A Larger**  
Croydon **House Extns**  
CR0 6JF

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.10 metres

Date Decision: 11.03.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 20/01782/FUL **Ward : Bensham Manor**  
Location : 232 Brigstock Road **Type: Full planning permission**  
Thornton Heath  
CR7 7JD

Proposal : Retrospective application for roof extension and staircase for use of loft space as storage (C3)

Date Decision: 19.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/05287/HSE **Ward : Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 96 Warwick Road  
Thornton Heath  
CR7 7NG  
Type: Householder Application

Proposal : Erection of new pitched roof to existing outbuilding and other associated alterations to facilitate the creation of a home office/gym.

Date Decision: 19.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06440/GPDO  
Location : 40 Elliott Road  
Thornton Heath  
CR7 7QA  
Ward : **Bensham Manor**  
Type: Prior Appvl - Class T  
School/Nursery

Proposal : Change of Use from Business (Class B1), Hotels (Class C1), Residential Institutions (Class C2/C2A) or Assembly and Leisure (Class D2) to State-Funded School or Registered Nursery under Part 3, Class T of the GPDO 2015 (as amended)

Date Decision: 15.02.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/06445/HSE  
Location : 51 Penshurst Road  
Thornton Heath  
CR7 7EE  
Ward : **Bensham Manor**  
Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 15.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06529/HSE  
Location : 29 Goston Gardens  
Thornton Heath  
CR7 7NR  
Ward : **Bensham Manor**  
Type: Householder Application

Proposal : Alterations, erection of two-storey side extension, installation of 2 rooflights in front roofslope and 1 rooflight in rear roofslope.

Date Decision: 01.03.21

**Permission Granted**

Level: Delegated Business Meeting

---



**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00991/LP **Ward : Bensham Manor**  
Location : 248 Melfort Road **Type: LDC (Proposed) Operations**  
Thornton Heath **edged**  
CR7 7RQ  
Proposal : Rear loft conversion with three front Velux roof light all materials to match existing.

Date Decision: 09.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/00790/FUL **Ward : Broad Green**  
Location : Shackleton House **Type: Full planning permission**  
209 Purley Way  
Croydon  
CR0 4XE  
Proposal : Full planning application for two additional storeys to the existing building at third and fourth floors for residential dwellings (Use Class C3) and extensions to provide stair cores and cycle stores, refuse stores, plant room, car parking and hard and soft landscaping.

Date Decision: 24.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/02974/DISC **Ward : Broad Green**  
Location : Former Stewart Plastics Factory Site, **Type: Discharge of Conditions**  
Waddon Marsh Way, Croydon CR9 4HS;  
Including Adjacent Hardstanding, Part Of  
Latham's Way, Part Of The Car Parking Area  
At Valley Retail Park, Part Of Hestermann  
Way, And Part Of Waddon Marsh Way.

## Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Details pursuant to Condition 11 (Contamination) of planning permission 18/02663/FUL granted for Demolition of the existing buildings, hardstanding and car parking on the site. The erection of up to 11,398sqm (GEA) of new floorspace, arranged as 3no. 1-2 storey buildings for industrial, warehousing and ancillary use (Use Classes B1b, B1c, B2 and/or B8); a single storey security hut; and a single storey substation. The construction of a new road linking Hesterman Way to Purley Way via Waddon Marsh Way. Reconfiguration of car park spaces (with 13 additional spaces), external landscaping, 1.8-3.0m high boundaries, access gates, freestanding bin stores, plant and equipment, covered cycle stores, service yards and associated works.

Date Decision: 04.03.21

### **Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/05389/HSE  
Location : 5 Greenside Road  
Croydon  
CR0 3PP  
Proposal : The erection of a single storey side and rear extension.

Ward : **Broad Green**  
Type: Householder Application

Date Decision: 15.02.21

### **Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05780/FUL  
Location : First Floor Flat  
3 Kidderminster Road  
Croydon  
CR0 2UF  
Proposal : Alterations, partial conversion of existing second floor flat to form new studio flat.

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

Date Decision: 19.02.21

### **Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05899/HSE  
Location : 101 Mitcham Road  
Croydon  
CR0 3NA  
Proposal : Alterations, demolition of existing garage, erection of two-storey side extension and erection of part single/two-storey rear extension.

Ward : **Broad Green**  
Type: Householder Application

Date Decision: 04.03.21

### **Permission Refused**



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Demolition of all buildings on site. Erection of 4 buildings creating 7 units for Class E(g)ii, E(g)iii, B2, B8 with ancillary offices, associated car parking, cycle storage, landscaping, alterations to access and associated infrastructure. (Adjoining Borough Consultation from L B Sutton - Case ref: DM2021/00007)

Date Decision: 24.02.21

**Objection**

Level: Delegated Business Meeting

---

Ref. No. : 20/05998/TRE

Ward : **Crystal Palace And Upper Norwood**

Location : Amenity Land, Sylvan Estate  
Sylvan Road  
Upper Norwood  
SE19 2RZ

Type: Consent for works to protected trees

Proposal : T3 - Sycamore , remove to ground level - V union at canopy division , Decay pocket at base of main stem with white rot evident. T4 - sycamore , remove to ground level - located on bank in decline

Date Decision: 19.02.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/06241/CAT

Ward : **Crystal Palace And Upper Norwood**

Location : 32 Harold Road  
Upper Norwood  
London  
SE19 3PL

Type: Works to Trees in a Conservation Area

Proposal : Left hand side of property: 4x Sycamore - Fell. 1x Ash tree - Fell. x1 Beech tree - Fell. x1 Bay - Fell. x2 Conifer - Fell. x2 Ash - Fell. x1 Elder - Fell. x1 Eucalyptus - Fell. x1 Pear - Fell.  
Right hand side of property: x2 Elder - Fell  
The trees are causing structural problems. See engineers report.

Date Decision: 23.02.21

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

Level: Delegated Business Meeting









Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 2.5 metres and a maximum height of 2.65 metres

Date Decision: 16.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00083/LP

**Ward : Crystal Palace And Upper Norwood**

Location : 112 Grecian Crescent  
Upper Norwood  
London  
SE19 3HJ

Type: LDC (Proposed) Operations edged

Proposal : Erection of first Floor Rear Extension

Date Decision: 09.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00084/LP

**Ward : Crystal Palace And Upper Norwood**

Location : 112 Grecian Crescent  
Upper Norwood  
London  
SE19 3HJ

Type: LDC (Proposed) Operations edged

Proposal : Loft Conversion and removal of chimneys

Date Decision: 09.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00118/HSE

**Ward : Crystal Palace And Upper Norwood**

Location : 6 Auckland Close  
Upper Norwood  
London  
SE19 2DA

Type: Householder Application

Proposal : Single-storey rear extension



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 128 Church Road  
Upper Norwood  
London  
SE19 2NT

Type: Works to Trees in a  
Conservation Area

Proposal : T1 Pine - Fell. Replant with a Monkey Puzzle  
(Repeat of previously consented works Dec 2018- but approval has since lapsed)

Date Decision: 12.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00534/LP

Ward : **Crystal Palace And Upper Norwood**

Location : 9 Wakefield Gardens  
Upper Norwood  
London  
SE19 2NR

Type: LDC (Proposed) Operations  
edged

Proposal : Conversion of existing garage to a habitable room.

Date Decision: 01.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00784/PDO

Ward : **Crystal Palace And Upper Norwood**

Location : O/S 54A Westow Hill  
Upper Norwood  
London  
SE19 1RX

Type: Observations on permitted  
development

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

Date Decision: 01.03.21

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 20/03244/HSE

Ward : **Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 28 Melrose Road  
Coulsdon  
CR5 3JH  
Type: Householder Application  
Proposal : Erection of single storey rear extension and rear dormer extension, new roof lights  
Date Decision: 12.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05239/HSE  
Location : 52 Bramley Avenue  
Coulsdon  
CR5 2DQ  
Type: Householder Application  
Ward : Coulsdon Town  
Proposal : Erection of a single-storey rear extension.  
Date Decision: 03.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/05604/HSE  
Location : 72 Windermere Road  
Coulsdon  
CR5 2JB  
Type: Householder Application  
Ward : Coulsdon Town  
Proposal : Erection of a single storey rear extension and alterations  
Date Decision: 03.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05668/HSE  
Location : 4 Winifred Road  
Coulsdon  
CR5 3JA  
Type: Householder Application  
Ward : Coulsdon Town  
Proposal : Alterations, erection of single storey side extension  
Date Decision: 03.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05816/FUL  
Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : Unit B4  
Redlands  
Coulsdon  
CR5 2HT  
Type: Full planning permission  
Proposal : Change of use from warehousing (Use Class B8) to Outpatient Haemodialysis Treatment Centre (Use Class E) and associated alterations

Date Decision: 10.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/05878/HSE  
Location : 3 Appledown Rise  
Coulsdon  
CR5 2DX  
Type: **Ward : Coulsdon Town**  
Householder Application  
Proposal : Demolition of part of building, erection of single/two storey side and rear extensions with lower ground floor, alterations to the land levels and raised patio area and garden steps.

Date Decision: 01.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05923/DISC  
Location : 19 Woodfield Hill  
Coulsdon  
CR5 3EL  
Type: **Ward : Coulsdon Town**  
Discharge of Conditions  
Proposal : Discharge of Condition 3 (CLP) attached to planning permission 20/02118/FUL for Demolition of a single-family dwellinghouse and erection of 1x three and four-storey block containing 2x four-bedroom houses and 4x two-bedroom flats, and 3x three-bedroom detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 22.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/06002/TRE  
Location : Cane Hill Park  
Coulsdon  
Croydon  
Type: **Ward : Coulsdon Town**  
Consent for works to protected trees  
Proposal : For all tree works as per Appendix 10 - Tree work Schedule (Please see attached). (TPO no. 25, 1993)

Date Decision: 19.02.21





Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 19 Woodfield Hill  
Coulsdon  
CR5 3EL  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 15 (Habitats licence), 16 (CEMP Biodiversity) and 17 (Biodiversity Enhancement Strategy) attached to planning permission 20/02118/FUL for Demolition of a single-family dwellinghouse and erection of 1x three and four-storey block containing 2x four-bedroom houses and 4x two-bedroom flats, and 3x three-bedroom detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 22.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/06647/DISC  
Location : Elston Court  
13 South Drive  
Coulsdon  
Ward : **Coulsdon Town**  
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (landscaping), 4 (Playspace), 5 (access to bins), 8 (Privacy screens), 12 (EVCP) ,15 (cycle and refuse storage),16 (Carbon reduction) for 18/05880/FUL

Date Decision: 17.02.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/06672/HSE  
Location : 17 Rickman Hill  
Coulsdon  
CR5 3DS  
Ward : **Coulsdon Town**  
Type: Householder Application

Proposal : Alterations, erection of single storey rear extension.

Date Decision: 19.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06704/HSE  
Location : 68 Reddown Road  
Coulsdon  
CR5 1AX  
Ward : **Coulsdon Town**  
Type: Householder Application

Proposal : Erection of a single storey rear extension, including raised terrace.

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Date Decision: 17.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00007/GPDO  
Location : 18 Stoats Nest Village  
Coulsdon  
CR5 2JL

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.3 metres and a maximum height of 3.6 metres

Date Decision: 16.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00042/HSE  
Location : 92 Reddown Road  
Coulsdon  
CR5 1AL

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

Proposal : Demolition of existing garage, erection of two-storey side extension and two-storey rear extension.

Date Decision: 10.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00141/LP  
Location : 22 The Drive  
Coulsdon  
CR5 2BL

**Ward : Coulsdon Town**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of a detached garden room.

Date Decision: 10.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00179/HSE  
Location : 13 Clifton Road  
Coulsdon  
CR5 2DW

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

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Demolition of existing garage, erection of two-storey side extension, single-storey rear extension, raised decking, privacy screening and rooflights to facilitate loft conversion.

Date Decision: 12.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00289/HSE

Ward : Coulsdon Town

Location : 30 Vincent Road  
Coulsdon  
CR5 3DH

Type: Householder Application

Proposal : Erection of part single/part two storey side extension, single storey rear extension, and alterations to front porch.

Date Decision: 01.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00592/LP

Ward : Coulsdon Town

Location : 133 Chipstead Valley Road  
Coulsdon  
CR5 3BQ

Type: LDC (Proposed) Operations  
edged

Proposal : Rear dormer roof extension; two front rooflights and enlargement of rear soil ventilation pipe.

Date Decision: 17.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00795/PDO

Ward : Coulsdon Town

Location : O/S 21 Lion Green Road  
Coulsdon  
CR5 2YP

Type: Observations on permitted  
development

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

Date Decision: 01.03.21

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 21/00803/PDO

Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : O/S 163 Brighton Road  
Coulsdon  
CR5 2NH  
Type: Observations on permitted  
development

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

Date Decision: 02.03.21

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 21/01100/LP  
Location : 1 Grove Wood Hill  
Coulsdon  
CR5 2EN  
Type: LDC (Proposed) Operations  
edged  
Ward : **Coulsdon Town**

Proposal : Alterations, erection of a detached outbuildings towards the rear of the site

Date Decision: 12.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 18/04395/DISC  
Location : Former Essex House  
George Street  
Croydon  
Type: Discharge of Conditions  
Ward : **Fairfield**

Proposal : Approval of details pursuant to condition 3 (landscaping) of planning permission  
17/04201/FUL for:  
Redevelopment of the site to provide a part 38 and part 44 storey building with 546  
residential flats, with the ground floor to incorporate a flexible space including retail  
(Class A1), cafe (Class A3), business space (Class B1) and gallery space (Class D1)  
uses with basement accommodating parking spaces, cycle storage and refuse storage,  
and associated hard and soft landscaping.

Date Decision: 18.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 18/06140/FUL  
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : Leon House  
233 High Street  
Croydon  
CR0 1FW  
Type: Full planning permission

Proposal : Demolition of existing retail and office units. Redevelopment of the site to provide a mixed use development within three buildings up to 31 storeys, providing up to 357 residential units (Use Class C3) and flexible units for retail, professional service and food and drink uses (Use Class A1-A5). Creation of a new public square, landscaped communal gardens, and associated highway works; basement car parking; cycle parking; waste storage; and associated works.

Date Decision: 26.02.21

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

Level: Planning Committee

---

Ref. No. : 19/03648/DISC  
Location : Wandle Road Car Park  
Wandle Road  
Croydon  
CR0 1DX  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 10 (Details of finishing materials) pursuant to planning permission 17/06318/FUL, for the Redevelopment of part of site to provide part 5, 22 and 25 storey mixed use building, incorporating 128 no. residential units (Class C3) in addition to flexible commercial floorspace (Class A1/A3/B1/D2) on lower levels, as well as new vehicular access, residential car parking spaces, new public realm, including shared pedestrian and cycle access through the site.

Date Decision: 23.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 19/05944/DISC  
Location : Land Former Site Of Essex House Adjoining  
100  
George Street  
Croydon  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Approval of details pursuant to condition 4 (Tree Planting Strategy) of planning permission 17/04201/FUL, for: Redevelopment of the site to provide a part 38 and part 44 storey building with 546 residential flats, with the ground floor to incorporate a flexible space including retail (Class A1), cafe (Class A3), business space (Class B1) and gallery space (Class D1) uses with basement accommodating parking spaces, cycle storage and refuse storage, and associated hard and soft landscaping.

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Date Decision: 18.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/00023/FUL

**Ward : Fairfield**

Location : 29-30 Surrey Street  
Croydon  
CR0 1RG

Type: Full planning permission

Proposal : Alterations involving new shopfront to Iceland superstore, construction of extension to the existing building at first, second floor and roof level and a new built two storey extension at the rear of the site along Fellmongers Yard to provide a total 8 new residential units with communal and first floor level private amenity areas; two additional storey extension to partly include residential accommodation and additional office accommodation along Church Street.

Date Decision: 17.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/00633/NMA

**Ward : Fairfield**

Location : Former Essex House  
George Street  
Croydon  
CR0 1PJ

Type: Non-material amendment

Proposal : Non material amendment to permission 17/04201/FUL - Redevelopment of the site to provide a part 38 and part 44 storey building with 546 residential flats, with the ground floor to incorporate a flexible space including retail (Class A1), cafe (Class A3), business space (Class B1) and gallery space (Class D1) uses with basement accommodating parking spaces, cycle storage and refuse storage, and associated hard and soft landscaping.

Date Decision: 18.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/01071/FUL

**Ward : Fairfield**

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

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Demolition of existing buildings, erection of 1 three storey building comprising 3 flexible commercial units (A1,A2,B1a/b/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 (A1, A2, B1a/b/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: 03.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/02767/DISC

**Ward : Fairfield**

Location : Wandle Road Car Park  
Wandle Road  
Croydon  
CR0 1DX

Type: Discharge of Conditions

Proposal : Discharge of condition 18 (Flooding) attached to planning permission 17/06318/FUL for redevelopment of part of site to provide part 5, 22 and 25-storey mixed used building, incorporating 128 no. residential units (Class C3) in addition to flexible commercial floorspace (Class A1/A3/B1/D2) on lower levels, as well as new vehicular access, residential car parking spaces, new public realm including shared pedestrian and cycle access through the site.

Date Decision: 15.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/03972/DISC

**Ward : Fairfield**

Location : 6-44 Station Road And Queens Hall Car  
Park, Poplar Walk, Croydon (St Michael's  
Square)

Type: Discharge of Conditions

Proposal : Details required by Condition 34 (Water Supply Infrastructure) of planning permission 20/04010/CONR.

Date Decision: 26.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/04269/FUL

**Ward : Fairfield**

Location : 283 High Street  
Croydon  
CR0 1QH

Type: Full planning permission

Proposal : Demolition of existing building to provide 9 self contained flats with mixed used development on ground floor (A1/A2/B1a) commercial floor space.



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Date Decision: 12.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/05484/DISC **Ward : Fairfield**  
Location : 6-44 Station Road And Queens Hall Car **Type: Discharge of Conditions**  
Park, Poplar Walk, Croydon (St Michael's  
Square)

Proposal : Approval of details required by Condition 5 (Method Statement, Condition Survey and  
Typical Facade Details) of planning permission 20/04010/CONR

Date Decision: 17.02.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/05583/FUL **Ward : Fairfield**  
Location : 31 George Street **Type: Full planning permission**  
Croydon  
CR0 1LB

Proposal : Installation of a new shop front

Date Decision: 17.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05620/DISC **Ward : Fairfield**  
Location : Land At The Junction Of Coombe Road And **Type: Discharge of Conditions**  
Edridge Road, Croydon, CR0 1BD

Proposal : Details pursuant to Condition 8 (Phase 3 Options Appraisal (OA) Remediation Strategy  
(RS) and Verification Plan) of planning permission 17/06330/ful granted for Erection of a  
three storey building to provide eight one bedroom flats with accommodation in the roof  
space and the erection of a two storey 3 bedroom house with accommodation in the roof  
space with landscaping and other associated works.

Date Decision: 23.02.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

---

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Ref. No. : 20/05721/DISC **Ward : Fairfield**  
Location : Land Adjacent To Croydon College Type: Discharge of Conditions  
College Road  
Croydon, CR0 1PF

Proposal : Discharge of condition 3 (clp and cemp) attached to planning permission 19/04987/FUL for the Redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 12.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/06004/DISC **Ward : Fairfield**  
Location : 57 - 59 Friends Road Type: Discharge of Conditions  
Croydon  
CR0 1ED

Proposal : Discharge of condition 2 (External Materials) attached to permission 19/02148/FUL Erection of detached outbuilding for use as storage and office accommodation associated with main building.

Date Decision: 18.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/06121/DISC **Ward : Fairfield**  
Location : Land North Of The Junction Of Church Street Type: Discharge of Conditions  
And Drummond Road And Land South East  
Of The Junction Of Tamworth Place And  
Drummond Road  
Croydon  
CR0 1RL

Proposal : Discharge of condition 13 (Sustainable Travel) attached to planning permission 16/06469/FUL for the erection of 2 four-storey buildings comprising a total of 16 one bedroom and 12 two bedroom flats and 327 sq m of retail space (Use Class A1-A3) on the ground floor level, with provision of car parking, landscaping and other associated works.

Date Decision: 08.03.21

**Not approved**



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 17 Mulgrave Road  
Croydon  
CR0 1BL  
Type: Works to Trees in a  
Conservation Area  
Proposal : T1 Silver Birch - Fell, T2 Silver Birch - Fell  
Date Decision: 02.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06581/DISC  
Location : Electric House  
3 Wellesley Road  
Croydon  
CR0 2AG  
Type: Discharge of Conditions  
Ward : **Fairfield**  
Proposal : Discharge of Condition 3b (Building Recording) attached to listed building consent 20/02814/LBC for the change of use from B1 (Offices) to D1 (Non-Residential Institution - University). External alterations including repairs to existing elevations, structures within courtyard and replacement of plant to roof along with internal alterations.  
Date Decision: 08.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/06680/CAT  
Location : 8 Beech House Road  
Croydon  
CR0 1JP  
Type: Works to Trees in a  
Conservation Area  
Ward : **Fairfield**  
Proposal : x5 conifers - Fell  
Date Decision: 02.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06693/CAT  
Location : 9 Mulgrave Road  
Croydon  
CR0 1BL  
Type: Works to Trees in a  
Conservation Area  
Ward : **Fairfield**  
Proposal : Acer (Sycamore) T1 - reduce right hand canopy by 3m in width (from 16m to 13m) due to excessive right hand bias. Yew (T2) - Reduce canopy by 0.5m on all compass points and by 0.75m in height.  
Date Decision: 04.03.21

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

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Level: Delegated Business Meeting

---

Ref. No. : 21/00026/GPDO

Ward : **Fairfield**

Location : 17 Old Town  
Croydon  
CR0 1AU

Type: Prior Appvl - Class A Larger  
House Extns

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

Date Decision: 16.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00028/LP

Ward : **Fairfield**

Location : 17 Old Town  
Croydon  
CR0 1AU

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of a rear roof dormer and provision of front rooflights.

Date Decision: 03.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00032/GPDO

Ward : **Fairfield**

Location : 20 Clarendon Road  
Croydon  
CR0 3SG

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.75 metres and a maximum overall height of 2.75 metres

Date Decision: 16.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00041/CONR

Ward : **Fairfield**

Location : 71 George Street  
Croydon  
CR0 1LD

Type: Removal of Condition

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Removal of condition 6 (window display details) from planning permission 20/02144/FUL for 'Change of use from A1 and A2 to A3 with A5 use to the ground floor and associated extraction flue'

Date Decision: 03.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00050/DISC

**Ward : Fairfield**

Location : 71 George Street  
Croydon  
CR0 1LD

Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (Mechanical Extraction System details & specification) and Discharge of Condition 7 (Waste Management Strategy) of LPA ref: 20/02144/FUL (Change of use from A1 and A2 to A3 with A5 use to the ground floor and associated extraction flue).

Date Decision: 03.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00057/CAT

**Ward : Fairfield**

Location : 32 Eden Road  
Croydon  
CR0 1BA

Type: Works to Trees in a  
Conservation Area

Proposal : Reduce both Fir trees in the front garden in height by 50%

Date Decision: 04.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00065/LP

**Ward : Fairfield**

Location : St John The Baptist's Church  
Church Street  
Croydon  
CR0 1RN

Type: LDC (Proposed) Use edged

Proposal : Hard landscaping and soft landscaping works to Church Green , St John's Memorial Garden and Croydon Minster's forecourt and installation of play equipment

Date Decision: 05.03.21

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

Level: Delegated Business Meeting

---

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Ref. No. : 21/00172/DISC **Ward : Fairfield**  
Location : Wandle Road Car Park Type: Discharge of Conditions  
Wandle Road  
Croydon  
CR0 1DX

Proposal : Discharge of condition 9 (Archaeology- WSI Stage 2) attached to planning permission 17/06318/FUL for redevelopment of part of site to provide part 5, 22 and 25-storey mixed used building, incorporating 128 no. residential units (Class C3) in addition to flexible commercial floorspace (Class A1/A3/B1/D2) on lower levels, as well as new vehicular access, residential car parking spaces, new public realm including shared pedestrian and cycle access through the site.

Date Decision: 17.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00344/NMA **Ward : Fairfield**  
Location : 1 Parker Road And Land To The Rear Type: Non-material amendment  
Including  
18A, 20A And 20C South End  
Croydon  
CR0 1DN

Proposal : Non-material amendment to planning permission 20/02828/CONR (additional condition requiring validation reports detailing evidence of a remedial work carried out).

Date Decision: 26.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00387/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 : Details required by Condition 10a (Contamination Validation Report) of planning permission 20/02828/CONR.

Date Decision: 26.02.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

Ref. No. : 21/00639/DISC **Ward : Fairfield**  
Location : S T P House Type: Discharge of Conditions  
14 St Andrew's Road  
Croydon  
CR0 1AB  
Proposal : Discharge of Condition 11 - Contaminated Land - Attached to Planning Permission 18/00794/FUL for Demolition of office building, erection of single/two storey building comprising 2 one bedroom and 1 two bedroom dwellings, provision of associated cycle and refuse stores.

Date Decision: 01.03.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00653/PDO **Ward : Fairfield**  
Location : The Green Dragon Public House Type: Observations on permitted  
60 High Street development  
Croydon  
CR0 1NA

Proposal : Installation of 4 no. microcell antennas and a small GPS module on the fascia of the building.

Date Decision: 11.03.21

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 17/04594/FUL **Ward : Kenley**  
Location : Little Hayes Nursing Home Type: Full planning permission  
29 Hayes Lane  
Kenley  
CR8 5LF  
Proposal : Demolition of existing buildings and erection of two four storey buildings with a linked glazed walkway to provide 24 residential apartments (3 x 1-bed, 18 x 2-bed and 3 x 3-bed), 15 parking spaces, amended and new accesses, alterations to ground levels, associated landscaping including private amenity space and communal roof top amenity space with a play area.

Date Decision: 26.02.21

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

Level: Planning Committee





Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Discharge of condition 3.1 (balconies details) attached to application 19/04119/FUL for Demolition of the existing dwelling and erection of a four / five storey building comprising of 9 x 3 bedroom flats together with car parking, refuse store, internal bike store and landscaping

Date Decision: 12.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/05456/HSE  
Location : 184 Old Lodge Lane  
Purley  
CR8 4AL  
Proposal : Erection of a two storey side extension.  
Ward : **Kenley**  
Type: Householder Application

Date Decision: 18.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05566/DISC  
Location : Iona  
12 Abbots Lane  
Kenley  
CR8 5JH  
Proposal : Discharge of Conditions 5 (Materials), 6 (Landscaping), 7 (SUDS) and 8 (Biodiversity Enhancement Strategy) attached to planning permission 19/03959/FUL for Demolition of a single-family dwelling and erection of two 4-storey blocks containing a total of 8 houses with associated access, car parking, cycle and refuse storage.  
Ward : **Kenley**  
Type: Discharge of Conditions

Date Decision: 10.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/05606/FUL  
Location : 2 Kearton Close  
Kenley  
CR8 5EN  
Proposal : Proposed flatted development within the rear of no. 2 Kearton Close to comprise of four units including landscaping, cycle and refuse store.  
Ward : **Kenley**  
Type: Full planning permission

Date Decision: 17.02.21

**Withdrawn application**



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : T1 Ash - Overall crown reduction of 2m due to crack in stem. T2 Beech - Overall crown reduction of 2m to reduce the overhang.  
(TPO no. 25, 2009)

Date Decision: 22.02.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06402/LP

**Ward : Kenley**

Location : 14 Hilltop Road  
Whyteleafe  
CR3 0DB

Type: LDC (Proposed) Operations  
edged

Proposal : Alterations, erection of hip-to-gable roof extensions and rear dormer.

Date Decision: 11.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06438/FUL

**Ward : Kenley**

Location : 3 Zig Zag Road  
Kenley  
CR8 5EL

Type: Full planning permission

Proposal : Demolition of the existing dwelling, erection of a 3 storey building comprising 8 flats, provision of off-street parking spaces, cycle & refuse storage and associated landscaping.

Date Decision: 04.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/06577/HSE

**Ward : Kenley**

Location : 132A Welcomes Road  
Kenley  
CR8 5HH

Type: Householder Application

Proposal : Conversion of existing garage into a habitable room with new single storey side extension to provide new garage with kitchen space to the rear. Infill of existing covered area to rear elevation to create increased habitable space to ground floor and provision of new sliding folding patio doors. Internal room layout alterations to the ground and first floors. Enlarged front porch. Construction of habitable space within loft area to include skylight windows and 1No balcony style skylight window.

Date Decision: 26.02.21

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Level: Delegated Business Meeting

---

Ref. No. : 20/06616/FUL **Ward : Kenley**  
Location : 233 Hayes Lane Type: Full planning permission  
Kenley  
CR8 5HN  
Proposal : Demolition of existing single storey dwelling and erection of a two storey building with roof accommodation comprising 7 self-contained flats; hard and soft landscaping; new central crossover to accommodate forecourt parking; communal/amenity/play space; boundary treatment; refuse/recycling storage and cycle parking.  
Date Decision: 17.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/06683/TRE **Ward : Kenley**  
Location : 19 Wheat Knoll Type: Consent for works to protected trees  
Kenley  
CR8 5JT  
Proposal : T27 & T29 - 2 x Horse Chestnut trees - Crown reduce by 4m to previous reduction points.  
(TPO no.188)  
Date Decision: 04.03.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00104/TRE **Ward : Kenley**  
Location : 4 Bredune Type: Consent for works to protected trees  
Kenley  
CR8 5DU  
Proposal : x8 Beeches - historical pollarded trees, prune back to previous pruning points. Repeat of consented works ref:18/02522/TRE  
(TPO no.185)  
Date Decision: 12.03.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00106/TRE **Ward : Kenley**  
Location : 11 Driftwood Drive Type: Consent for works to protected trees  
Kenley  
CR8 5HT

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Rear Garden Back Boundary Middle  
T3 Pine - (T11 on TPO map) Remove 2 x lowest limbs overhanging lawn area. Remove 1 x secondary limb growing into the crown of adjacent Chestnut. Remove major deadwood.  
Left Hand Side of Rear Garden  
T7 Pine - (T7 on the TPO map) Remove low secondary limb growing into adjacent Birch.  
(TPO no.5, 1996)

Date Decision: 12.03.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00184/HSE  
Location : 68 Hayes Lane  
Kenley  
CR8 5JQ  
Proposal : Erection of two storey rear extension, new side window  
Date Decision: 12.03.21

**Ward : Kenley**  
Type: Householder Application

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00446/LP  
Location : 16 Haydn Avenue  
Purley  
CR8 4AE  
Proposal : Erection of single storey side extension and garage change into habitable room, loft conversion with side dormers and roof profile change from hip to gable.  
Date Decision: 15.02.21

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

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00680/NMA  
Location : 1B Valley View Gardens  
Kenley  
CR8 5BR  
Proposal : Non-material amendment to planning permission 20/04280/HSE for Alterations, construction of an additional floor to provide a two storey house with roof, erection of porch and two storey rear extension.  
Date Decision: 03.03.21

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



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Discharge of Condition 26 (refuse) attached 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: 26.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/06572/DISC

**Ward : New Addington South**

Location : Smile House  
265 King Henry's Drive  
Croydon  
CR0 0AE

Type: Discharge of Conditions

Proposal : Discharge of Condition 5 CLP for application 17/04346/FUL for Demolition of an existing warehouse B8 use structure and construction of a purpose built self-storage unit B8 use over 1563.8m2 of floor area with associated landscaping, vehicle and bicycle parking facilities.

Date Decision: 04.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/06644/DISC

**Ward : New Addington South**

Location : Land And Existing Demountable Houses  
(Nos. 49A - 49E, 129A - 129E And 131A -  
131B) To The East Of Warbank Crescent  
New Addington  
Croydon  
CR0 0AZ

Type: Discharge of Conditions

Proposal : Discharge of condition 8 (playspace) attached to planning application 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: 26.02.21

**Approved**

Level: Delegated Business Meeting

---





Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

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 24 (C02) attached to application 16/06432/FUL dated 01/06/2017  
for '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: 15.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00183/HSE Ward : **New Addington South**  
Location : 59 Grenville Road Type: Householder Application  
Croydon  
CR0 0NZ

Proposal : Erection of two storey side extension, rear dormer extension

Date Decision: 12.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00272/NMA Ward : **New Addington South**  
Location : 13 Calley Down Crescent Type: Non-material amendment  
Croydon  
CR0 0EY

Proposal : Non Material Amendment to planning approval 19/02160/HSE (Alteration, erection of a  
single storey side extension) seeking to render the lower half of the rear elevation of the  
extension.

Date Decision: 10.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00416/NMA Ward : **New Addington South**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : Smile House  
265 King Henry's Drive  
Croydon  
CR0 0AE  
Type: Non-material amendment

Proposal : Non-material amendment to planning application 17/04346/FUL at Smile House, 265 King Henrys Drive, Croydon, CR0 0AE to alter the wording of Conditions 8 and 9

Date Decision: 26.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00445/DISC  
Location : Land And Existing Demountable Houses  
(Nos. 49A - 49E, 129A - 129E And 131A - 131B) To The East Of Warbank Crescent  
New Addington  
Croydon  
CR0 0AZ  
Ward : **New Addington South**  
Type: Discharge of Conditions

Proposal : Discharge of condition 2 (drawings) attached to planning permission 16/06432/FUL

Date Decision: 02.03.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 21/00667/PDO  
Location : Unit 21  
Vulcan Business Centre  
Vulcan Way  
Croydon  
CR0 9UG  
Ward : **New Addington South**  
Type: Observations on permitted development

Proposal : Removal and replacement of 3no. antennas, installation of 1no. 300mm dish, 1no. 600mm dish and ancillary works.

Date Decision: 01.03.21

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 21/00800/PDO  
Ward : **New Addington South**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : O/S 7-10 Central Parade  
Croydon  
CR0 0JB  
Type: Observations on permitted development

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

Date Decision: 01.03.21

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 21/00801/PDO  
Location : O/S 32 Central Parade  
Croydon  
CR0 0JD  
Ward : **New Addington South**  
Type: Observations on permitted development

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

Date Decision: 01.03.21

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 21/00939/LP  
Location : 24 Walsh Crescent  
Croydon  
CR0 0BX  
Ward : **New Addington South**  
Type: LDC (Proposed) Operations edged

Proposal : Alterations, erection of a hip-to-gable roof extension and erection of a rear dormer

Date Decision: 05.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/03744/FUL  
Location : 36 Virginia Road  
Thornton Heath  
CR7 8EG  
Ward : **Norbury Park**  
Type: Full planning permission

Proposal : Alterations, extension of existing vehicle crossover.

Date Decision: 03.03.21

### Permission Refused

Level: Delegated Business Meeting

---

Ref. No. : 20/05983/HSE  
Location : 149 Biggin Hill  
Upper Norwood  
London  
SE19 3HX  
Ward : **Norbury Park**  
Type: Householder Application  
Proposal : Alterations; demolition of existing outbuilding and erection of single-storey outbuilding.

Date Decision: 24.02.21

### Permission Refused

Level: Delegated Business Meeting

---

Ref. No. : 20/06039/DISC  
Location : Land To The South Of 73 - 131 Marston Way  
Upper Norwood  
London  
SE19 3JB  
Ward : **Norbury Park**  
Type: Discharge of Conditions  
Proposal : Discharge of condition 9 (Details of footpath), 10 (Playspace) and 11 (Lighting) attached to planning application 16/06438/FUL for the demolition of garages and erection of 11 three bedroom and 1 two bedroom houses, provision of associated car parking, landscaping and other associated works

Date Decision: 03.03.21

### Approved

Level: Delegated Business Meeting

---

Ref. No. : 20/06328/CAT  
Location : The Cottage  
2 Copgate Path  
Norbury  
London  
SW16 3EA  
Ward : **Norbury Park**  
Type: Works to Trees in a Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : T1 \_ T2 horse chestnut trees next to front gate, pollard both trees to approximately 3 metres in height. T3 eucalyptus tree Fell to ground level. T4 trees overhanging Driveway prune back overhang to allow access. T5 plum tree remove 3 large limbs overhanging Driveway. H1 conifer hedge and single tree around cabin lift lower branches to a height of 2.5 metres and prune back overhanging branches to provide a 2 metre clearance from the roof. G7 group of 6 Trees to the rear area of cabin, section fell all 6 trees to ground level . T8 conifer tree next to water fountain section fell to ground level. H2 L shaped conifer hedge next to rear car park area reduce height of hedge and trim back sides to previous points to produce a boxed shape. T9 multiple trees growing over house roof and adjacent building prune back all overhang to provide a 2 metre clearance including overhanging park trees where needed. T10 mulberry tree crown clean and thin canopy by 15% to promote healthy growth. T11 willow lift crown where needed.

Date Decision: 24.02.21

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

Level: Delegated Business Meeting

---

Ref. No. :	20/06329/CAT	<b>Ward :</b>	<b>Norbury Park</b>
Location :	143 Gibson's Hill Norbury London SW16 3EX	Type:	Works to Trees in a Conservation Area

Proposal : Cypress (T1) - Reduce height by 3m. Weeping Willow (T2) - Crown reduction. Reduce all branches by approx. 3m.

Date Decision: 24.02.21

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

Level: Delegated Business Meeting

---

Ref. No. :	20/06390/HSE	<b>Ward :</b>	<b>Norbury Park</b>
Location :	74 Norbury Hill Norbury London SW16 3RT	Type:	Householder Application

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

Date Decision: 09.03.21

**Permission Refused**

Level: Delegated Business Meeting

---



Ref. No. : 21/00004/CAT  
Location : 28 Arnalls Road  
Norbury  
London  
SW16 3EP  
Proposal : T1 Silver birch - prune back to previous pruning points.

**Ward : Norbury Park**  
Type: Works to Trees in a Conservation Area

Date Decision: 04.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00136/LP  
Location : 10 Covington Gardens  
Norbury  
London  
SW16 3SE  
Proposal : Erection of outbuilding at rear

**Ward : Norbury Park**  
Type: LDC (Proposed) Operations edged

Date Decision: 10.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00153/GPDO  
Location : 61 Maryland Road  
Thornton Heath  
CR7 8DJ  
Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.2 metres

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

Date Decision: 17.02.21

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00224/GPDO  
Location : 56 Green Lane  
Thornton Heath  
CR7 8BD  
Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.2 metres

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



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.3 metres

Date Decision: 02.03.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00234/LP

**Ward : Norbury Park**

Location : 56 Green Lane  
Thornton Heath  
CR7 8BD

Type: LDC (Proposed) Operations edged

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

Date Decision: 12.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 19/05947/DISC

**Ward : Norbury And Pollards Hill**

Location : 1A Melrose Avenue  
Norbury  
London  
SW16 4RX

Type: Discharge of Conditions

Proposal : Approval of details for Condition 1 (cycle parking, refuse and external lighting) of planning permission 07/04167/P.

Date Decision: 19.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/05074/TRE

**Ward : Norbury And Pollards Hill**

Location : 99 Pollards Hill South  
Norbury  
London  
SW16 4LS

Type: Consent for works to protected trees

Proposal : Oak (T9) - reduce overhanging limbs to suitable growth points to give 2 metre clearance to newly constructed roof . Refer to T9 Pruning Mark Up (TPO no.21, 1976)

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Date Decision: 19.02.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/05475/FUL  
Location : 1 And 2 Abingdon Road  
Norbury  
London  
SW16 5QP  
Proposal : Erection of gyms at rear of garden

Ward : **Norbury And Pollards Hill**  
Type: Full planning permission

Date Decision: 09.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/06194/CAT  
Location : 30 Granden Road  
Norbury  
London  
SW16 4ST  
Proposal : T1 Yew - Fell (rear garden)

Ward : **Norbury And Pollards Hill**  
Type: Works to Trees in a Conservation Area

Date Decision: 22.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06479/HSE  
Location : 115 Pollards Hill South  
Norbury  
London  
SW16 4LS  
Proposal : Alterations and erection of a two storey side/front extension.

Ward : **Norbury And Pollards Hill**  
Type: Householder Application

Date Decision: 26.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06501/HSE  
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 10 St Helen's Road  
Norbury  
London  
SW16 4LB  
Type: Householder Application

Proposal : Erection of first floor side/rear extension

Date Decision: 15.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06533/LP  
Location : 50 Ederline Avenue  
Norbury  
London  
SW16 4SA  
Type: LDC (Proposed) Operations edged  
Ward : **Norbury And Pollards Hill**

Proposal : Erection of L-shaped rear dormer and installation of 3 rooflights in front roofslope.

Date Decision: 15.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06534/HSE  
Location : 50 Ederline Avenue  
Norbury  
London  
SW16 4SA  
Type: Householder Application  
Ward : **Norbury And Pollards Hill**

Proposal : Alterations, erection of single-storey side/rear extension.

Date Decision: 09.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06700/LP  
Location : 27 Pollards Hill East  
Norbury  
London  
SW16 4UX  
Type: LDC (Proposed) Operations edged  
Ward : **Norbury And Pollards Hill**

Proposal : Erection of loft conversion with dormers in the side roof slopes and erection of single storey rear extension.

Date Decision: 23.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00001/LP  
Location : 37 Southbrook Road  
Norbury  
London  
SW16 5QU  
Proposal : installation of rear dormer with front rooflights and erection of rear extension

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

Date Decision: 19.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00027/FUL  
Location : 7 Melrose Avenue  
Norbury  
London  
SW16 4RX  
Proposal : Alteration to existing dwelling including loft conversion.

Ward : **Norbury And Pollards Hill**  
Type: Full planning permission

Date Decision: 12.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00090/FUL  
Location : 90 Pollards Hill North  
Norbury  
London  
SW16 4NY  
Proposal : Erection of two-storey four bedroom detached dwelling.

Ward : **Norbury And Pollards Hill**  
Type: Full planning permission

Date Decision: 08.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00422/GPDO  
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 42 Beatrice Avenue  
Norbury  
London  
SW16 4UN  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 3.96 metres from the rear wall of the original house with a height to the eaves of 2.23 metres and a maximum height of 3.11 metres

Date Decision: 11.03.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00741/TRE  
Location : 7 Pollards Hill South  
Norbury  
London  
SW16 4LW  
Ward : **Norbury And Pollards Hill**  
Type: Consent for works to protected  
trees

Proposal : G1 x4 Oak: Fell. T1 Oak: Fell.  
Land in the area has been unkept for 7 years and trees are causing issues with neighbouring garages and also blocking light, trees are poorly formed whilst leaning and suppressed, the landowner of the garages and also the neighbours have agreed the trees should be removed T1 is damaging the garages and G1 trees are damaging garages, these are not fully matured and have potential to cause more damage and are therefore unsuitable in their location.  
(TPO no. 30, 1973)

Date Decision: 12.03.21

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00926/PDO  
Location : O/S 14 - 16 Scott Close  
Norbury  
London  
SW16 5PZ  
Ward : **Norbury And Pollards Hill**  
Type: Observations on permitted  
development

Proposal : Installation of 9 metre medium street pole to facilitate fixed line broadband electronic communications apparatus.

Date Decision: 09.03.21

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 21/00927/PDO  
Location : O/S 1 - 3 Scott Close  
Norbury  
London  
SW16 5PZ

**Ward : Norbury And Pollards Hill**  
Type: Observations on permitted development

Proposal : Installation of 9 metre medium street pole to facilitate fixed line broadband electronic communications apparatus.

Date Decision: 09.03.21

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 19/05093/DISC  
Location : Homefield House  
57 Homefield Road  
Coulsdon  
CR5 1ET

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

Proposal : Discharge of condition 7 (landscaping) attached to planning application 16/06400/FUL for the Demolition of former care home. Erection of 1 three storey building comprising 5 one bedroom and 5 two bedroom flats. Erection of 6 two bedroom and 8 three bedroom houses. Formation of vehicular access and provision of associated car parking, landscaping and other associated works.

Date Decision: 26.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/02704/DISC  
Location : Homefield House  
57 Homefield Road  
Coulsdon  
CR5 1ET

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

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Discharge of condition 21 (carbon reductions) attached to planning permission reference 16/06400/FUL for the Demolition of former care home. Erection of 1 three storey building comprising 5 one bedroom and 5 two bedroom flats. Erection of 6 two bedroom and 8 three bedroom houses. Formation of vehicular access and provision of associated car parking, landscaping and other associated works.

Date Decision: 26.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/04344/LP

Ward : **Old Coulsdon**

Location : 190 Chaldon Way  
Coulsdon  
CR5 1DH

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of hip to gable extension and dormer extension in the rear roofslope; installation of rooflights in front roofslope and erection of single storey rear extension.

Date Decision: 22.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/05086/FUL

Ward : **Old Coulsdon**

Location : 26 Coulsdon Court Road  
Coulsdon  
CR5 2LL

Type: Full planning permission

Proposal : Subdivision of existing rear garden, erection of a two-storey detached dwellinghouse with habitable roofspace.

Date Decision: 17.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/05917/HSE

Ward : **Old Coulsdon**

Location : 6 Placehouse Lane  
Coulsdon  
CR5 1LA

Type: Householder Application

Proposal : Alterations, erection of a single storey rear extension

Date Decision: 26.02.21

**Permission Granted**







Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Ref. No. : 21/00228/HSE **Ward : Old Coulsdon**  
Location : 52 Keston Avenue **Type: Householder Application**  
Coulsdon  
CR5 1HN  
Proposal : Single storey rear extension (following demolition of existing rear extension).

Date Decision: 05.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00494/LP **Ward : Old Coulsdon**  
Location : 83 Tollers Lane **Type: LDC (Proposed) Operations**  
Coulsdon **edged**  
CR5 1BG

Proposal : Erection of a hip to gable roof extension, including two rooflights to the front roofslope, and a rear dormer.

Date Decision: 22.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00658/DISC **Ward : Old Coulsdon**  
Location : Land And Garages At Goodenough Way And **Type: Discharge of Conditions**  
Ellis Road  
Coulsdon  
CR5 1DX

Proposal : Discharge of condition 14 (Low Emissions Strategy) attached to permission 16/06505/FUL dated 23/06/17 for Demolition of existing garages, substation, refuse stores and community centre. Erection of 7 buildings varying in height between two and three storeys comprising 18 three bedroom and 4 two bedroom houses and 14 two bedroom and 4 one bedroom flats and 161 sq m community centre space (Use Class D1) . Provision of associated car parking, landscaping and other associated works.

Date Decision: 01.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00678/LP **Ward : Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 89 Thornton Crescent  
Coulsdon  
CR5 1LG  
Type: LDC (Proposed) Operations  
edged  
Proposal : Alterations, erection of a single storey side extension

Date Decision: 19.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/01005/LP  
Location : 6 Cearn Way  
Coulsdon  
CR5 2LH  
Type: LDC (Proposed) Operations  
edged  
Ward : **Old Coulsdon**  
Proposal : Loft conversion with side dormer extension, rear hip-to-gable and velux windows.

Date Decision: 12.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06315/TRE  
Location : Amenity Land At Steep Hill  
Croydon  
CR0 5QU  
Type: Consent for works to protected  
trees  
Ward : **Park Hill And Whitgift**  
Proposal : All trees as per Appendix 3: Tree work schedule - Attached  
(TPO no.18, 1984)

Date Decision: 24.02.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06699/HSE  
Location : 12 Weaver Close  
Croydon  
CR0 5TS  
Type: Householder Application  
Ward : **Park Hill And Whitgift**  
Proposal : Erection of two storey rear extension

Date Decision: 24.02.21

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Level: Delegated Business Meeting

---

Ref. No. : 21/00884/NMA  
Location : 28 - 30 Fairfield Road  
Croydon  
CR0 5LH

**Ward : Park Hill And Whitgift**  
Type: Non-material amendment

Proposal : Non-Material Amendment to Planning Permission 17/02696/FUL for Demolition of existing buildings and the erection of part four/ part six storey building with basement comprising 11 one bedroom, 10 two bedroom 12 three bedroom and 1 studio flats, formation of vehicular access and provision of basement parking, provision of associated refuse and cycle storage.

Date Decision: 01.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/01550/FUL  
Location : 126-132 Pampisford Road  
Purley  
CR8 2NH

**Ward : Purley Oaks And Riddlesdown**  
Type: Full planning permission

Proposal : Demolition of four detached dwelling houses and the construction of four buildings with heights ranging from two to five storeys to accommodate 66 flats; with associate vehicle and cycle parking, refuse store, hard and soft landscaping.

Date Decision: 12.03.21

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

Level: Planning Committee

---

Ref. No. : 20/02997/HSE  
Location : 3 Yew Tree Walk  
Purley  
CR8 1HD

**Ward : Purley Oaks And Riddlesdown**  
Type: Householder Application

Proposal : Erection of a two storey side extension and a single storey rear extension.

Date Decision: 19.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05098/FUL **Ward : Purley Oaks And Riddlesdown**  
Location : Car Showroom And Premises **Type: Full planning permission**  
139 Sanderstead Road  
South Croydon  
CR2 0PJ  
Proposal : Demolition of former car dealership building/preparation centre and the construction of a four storey building with fifth storey recess comprising a mix of 16 flats with associated cycle and refuse store, water plant housing, vehicle parking to the rear and communal amenity and play area.

Date Decision: 26.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/05866/DISC **Ward : Purley Oaks And Riddlesdown**  
Location : 31 Riddlesdown Road **Type: Discharge of Conditions**  
Purley  
CR8 1DJ  
Proposal : Discharge of Condition 2 (Materials) attached to planning permission 18/04839/FUL for Proposed demolition of existing 2 storey detached house & garage & erection of new 3 storey flat block including for 8 apartments, amended access / parking provision & landscaping.

Date Decision: 22.02.21

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/06209/HSE **Ward : Purley Oaks And Riddlesdown**  
Location : 140 Pampisford Road **Type: Householder Application**  
Purley  
CR8 2NH  
Proposal : Two storey side and single storey rear extension

Date Decision: 19.02.21

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Level: Delegated Business Meeting

---

Ref. No. : 20/06270/TRE  
Location : 1 Holt Place  
Purley  
Croydon  
CR8 1DQ  
Ward : **Purley Oaks And Riddlesdown**  
Type: Consent for works to protected trees  
Proposal : T1 (Norway Maple) - Pollard back to previous pollard points. T2 (Cedar) - crown lift to 5 metres due to branches sitting below fence level and below head height (See pictures) (TPO no. 76, 2008)

Date Decision: 23.02.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06322/HSE  
Location : 132 Brancaster Lane  
Purley  
CR8 1HH  
Ward : **Purley Oaks And Riddlesdown**  
Type: Householder Application  
Proposal : Roof extensions including hip-to-gable alterations and insertion of rear dormer with bay window. Internal alterations.

Date Decision: 17.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/06330/TRE  
Location : 8 The Spinney  
Purley  
CR8 1AB  
Ward : **Purley Oaks And Riddlesdown**  
Type: Consent for works to protected trees  
Proposal : T1, T2, T3 and T4 (x4) Maple - Re-pollard back to previous pruning points. T5 Maple - Overall crown reduction of 2-3m. Creating a new pruning framework structure. (TPO no. 57)

Date Decision: 24.02.21



**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/06670/HSE **Ward : Purley Oaks And Riddlesdown**  
Location : 28 Coombe Wood Hill **Type: Householder Application**  
Purley  
CR8 1JN  
Proposal : Double-Storey Side Extension, Single Storey Side Extension, and Porch

Date Decision: 04.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06677/GPDO **Ward : Purley Oaks And Riddlesdown**  
Location : 28 Coombe Wood Hill **Type: Prior Appvl - Class A Larger House Extns**  
Purley  
CR8 1JN  
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.23 metres

Date Decision: 16.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06692/HSE **Ward : Purley Oaks And Riddlesdown**  
Location : 29A Mount Park Avenue **Type: Householder Application**  
South Croydon  
CR2 6DW  
Proposal : Proposed loft conversion with associated extensions and increase to the ridge height of the roof. Proposed dormer windows to the front and rear elevations. Demolition of the existing conservatory and the erection of a rear extension. Part conversion of the existing garage to a habitable room with an associated side extension.

Date Decision: 05.03.21

**Permission Granted**

Level: Delegated Business Meeting





Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Construction of a single storey outbuilding within the rear garden incidental to the main dwelling.

Date Decision: 03.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00613/LP

**Ward : Purley Oaks And Riddlesdown**

Location : 10 Penwortham Road  
South Croydon  
CR2 0QS

Type: LDC (Proposed) Operations edged

Proposal : Rear dormer roof extension; hip to gable extension; five front rooflights and one to the rear; increase in height of the SVP to the side; new side windows at second floor level; removal of chimney and single storey outbuilding to the rear garden.

Date Decision: 04.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00645/NMA

**Ward : Purley Oaks And Riddlesdown**

Location : Woodford Court  
176 Pampisford Road  
South Croydon  
CR2 6DB

Type: Non-material amendment

Proposal : Non-material amendment to planning permission 17/03118/FUL for 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: 03.03.21

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00651/DISC

**Ward : Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : Woodford Court  
176 Pampisford Road  
South Croydon  
CR2 6DB  
Type: Discharge of Conditions

Proposal : Discharge of Condition 10 (Water and CO2) attached to planning permission 17/03118/FUL dated 22/09/2017 for '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: 05.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00775/LP  
Location : 28 Coombe Wood Hill  
Purley  
CR8 1JN  
Ward : **Purley Oaks And Riddlesdown**  
Type: LDC (Proposed) Operations edged  
Proposal : Lawful development proposed for single storey rear extension

Date Decision: 05.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00850/LP  
Location : 77 Grasmere Road  
Purley  
CR8 1DZ  
Ward : **Purley Oaks And Riddlesdown**  
Type: LDC (Proposed) Operations edged  
Proposal : Alterations, erection of a hip-to-gable roof extension and erection of a rear dormer

Date Decision: 03.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00854/LP  
Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 134 Brancaster Lane  
Purley  
CR8 1HH  
Type: LDC (Proposed) Operations  
edged  
Proposal : Alterations, erection of a hip-to-gable roof extension and erection of two side dormers

Date Decision: 03.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/01174/FUL  
Location : 126 Foxley Lane And 1 Woodcote Drive  
Purley  
CR8 3NE  
Type: Full planning permission  
Ward : **Purley And Woodcote**  
Proposal : Demolition of two existing properties and erection of two buildings ranging from 2 - 5 storeys, comprising 41 flats including provision of car parking, associated amenity areas, hard and soft landscaping as well as refuse and cycle storage.

Date Decision: 18.02.21

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

Level: Planning Committee

---

Ref. No. : 20/03019/HSE  
Location : 17 Woodcote Park Avenue  
Purley  
CR8 3ND  
Type: Householder Application  
Ward : **Purley And Woodcote**  
Proposal : Erection of roof extension and single storey side extension, rooflights

Date Decision: 26.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/04231/CONR  
Location : Villa D'alba  
The South Border  
Purley  
CR8 3LD  
Type: Removal of Condition  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Variation of Condition 1 (approved plans) attached to planning permission 17/05533/HSE for the 'Erection of two storey front extension, first floor side extensions and single storey rear extension.'

Date Decision: 17.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05200/FUL

**Ward : Purley And Woodcote**

Location : 11 Hartley Old Road  
Purley  
CR8 4HH

Type: Full planning permission

Proposal : Demolition of single-family dwellinghouse and erection of 1x three-storey block containing 3x 2-bedroom flats and 4x 3-bedroom flats and 2x 4-bedroom semi detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 05.03.21

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

Level: Planning Committee

---

Ref. No. : 20/05275/DISC

**Ward : Purley And Woodcote**

Location : 2 Wyvern Road  
Purley  
CR8 2NP

Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (SuDS) of application REF: 20/00532/FUL

Date Decision: 22.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/05306/DISC

**Ward : Purley And Woodcote**

Location : 60 Brighton Road  
Purley  
CR8 2LJ

Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (various) and 3 (CLP) attached to Planning Permission (18/03982/FUL) alterations and conversion to form 1 four bedroom, 1 two bedroom and 1 one bedroom flats, erection of a single storey side/rear extension following demolition of existing garage, provision of associated landscaping, and cycle and waste stores.

Date Decision: 02.03.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/05707/DISC **Ward : Purley And Woodcote**  
Location : 14 Russell Green Close **Type: Discharge of Conditions**  
Purley  
CR8 2NR  
Proposal : Discharge of Conditions 3 (Details) and 4 (Landscaping) for application 19/04607/FUL decision dated 31/01/2020 for the: Construction of a four-storey building, including habitable roof-space, to accommodate seven flats with associated car parking spaces, cycle and bin stores, soft and hard landscaping; following the demolition of existing dwellinghouse.

Date Decision: 01.03.21

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/05987/LP **Ward : Purley And Woodcote**  
Location : 89 Downlands Road **Type: LDC (Proposed) Operations**  
Purley **edged**  
CR8 4JJ  
Proposal : Erection of an outbuilding towards the rear of the site

Date Decision: 19.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/05989/CAT **Ward : Purley And Woodcote**  
Location : 15 Furze Hill **Type: Works to Trees in a**  
Purley **Conservation Area**  
CR8 3LB  
Proposal : T1 Holly - Fell, T4 Holly - Fell, T5 Sycamore - Fell, T6 Laurel - Fell, T9 Holly - Fell, T10 - T26 Laurel - Fell, T27 Fir - Fell, T29 Holly - Fell, T33 Beech - Fell, T34 Beech - Fell, T35 Fir - Fell T37 Fir - Fell.

Date Decision: 19.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06020/CAT **Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 20 Upper Woodcote Village Purley CR8 3HF  
Type: Works to Trees in a Conservation Area

Proposal : T1 - Prunus - To reduce lower lateral limbs by a maximum of 1m. - these limbs will be reduced from 2,5m to maximum of 1.5m. T2 - Beech - To reduce lower lateral limbs by a maximum of 1m. T3 - Scotts Pine - Crown lift to 5 m (removing 2 lower limbs) \_ reduce road side crown by 0.5 m. T4 - Beech - To reduce lower lateral limbs by a maximum of 1m. T5 - Maple - Pollard - back to existing cut points. T6 - Maple - Pollard - back to existing cut points. T7 - Sycamore - Reduce over hang onto road side - reduce lower later limbs by a maximum of 2 meters. T8 - T15 - Maple Pollard - back to existing cut points.

Date Decision: 24.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06078/CONR  
Location : 3 More Close Purley CR8 2JN  
Type: Removal of Condition  
Ward : Purley And Woodcote

Proposal : Variation of condition 1 (approved plans), condition 2 (materials) and condition 4 (landscaping) attached to planning permission 18/06093/FUL for demolition of existing property. Erection of three/four storey building comprising 9 flats including balconies with parking area, landscaping, child play space, refuse and cycle storage

Date Decision: 19.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06144/TRE  
Location : 210 Brighton Road Purley CR8 4HB  
Type: Consent for works to protected trees  
Ward : Purley And Woodcote

Proposal : T1 Horse Chestnut Tree - Fell to ground level. The tree is in very poor condition and in decline. The owner has received a letter from the Highways Agency requesting it be removed.  
(TPO no.11, 1973)

Date Decision: 22.02.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---





Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Date Decision: 12.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/06407/TRE  
Location : 1A Badgers Walk  
Purley  
CR8 3PX  
Proposal : T1 \_ T2 maples - Prune back to previous pruning points.  
(TPO no. 4, 1971 and TPO no. 25, 1974)

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

Date Decision: 02.03.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06450/HSE  
Location : 1A Woodside Road  
Purley  
CR8 4LQ  
Proposal : Alterations, including the erection of two storey side extension and single storey rear extension.

**Ward : Purley And Woodcote**  
Type: Householder Application

Date Decision: 09.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06488/CAT  
Location : 35 Furze Lane  
Purley  
CR8 3EJ  
Proposal : T1 Conifer - fell

**Ward : Purley And Woodcote**  
Type: Works to Trees in a Conservation Area

Date Decision: 02.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06496/HSE  
**Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 4 Hartley Hill  
Purley  
CR8 4EL  
Type: Householder Application

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

Date Decision: 12.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/06513/DISC  
Location : Purley Baptist Church And Hall, Banstead  
Road, 1-4 Russell Hill Parade,1 Russell Hill  
Road And, 2-12 Brighton Road And 1-9  
Banstead Road Purley CR8  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Partial discharge of condition 10 (Archaeology) for Phase 1 attached to permission 16/02994/P for Demolition of existing buildings on two sites; erection of 3 to 17 storey building with basements comprising 114 flats, community and church space and a retail unit on Island Site and a 3 to 8 storey building comprising 106 flats on south site and public realm improvements with associated vehicular accesses

Date Decision: 03.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/06518/HSE  
Location : 22 Manor Wood Road  
Purley  
CR8 4LE  
Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Demolition of existing garage, erection of a two storey side extension with lower ground floor level extension at rear, erection of a raised patio at the rear with screening, erection of a replacement single storey rear extension, erection of front and side boundary wall, changes to site levels, associated alterations.

Date Decision: 15.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/06635/HSE  
Location : 1 Woodside Road  
Purley  
CR8 4LQ  
Ward : **Purley And Woodcote**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Proposed single storey rear extension and first floor rear extension.

Date Decision: 11.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/06648/FUL

**Ward : Purley And Woodcote**

Location : 18A Plough Lane  
Purley  
CR8 3QA

Type: Full planning permission

Proposal : Alterations including the enlargement of the existing rear dormer, including two side rooflights.

Date Decision: 19.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06711/FUL

**Ward : Purley And Woodcote**

Location : R/o 38 Russell Hill  
Purley  
CR8 2JA

Type: Full planning permission

Proposal : Erection of a pair of two storey semi-detached 4 bedroom houses with associated cycle stores and refuse and formation of vehicular access and provision of associated parking

Date Decision: 08.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00033/DISC

**Ward : Purley And Woodcote**

Location : 32 Woodcrest Road  
Purley  
CR8 4JB

Type: Discharge of Conditions

Proposal : Discharge of condition 14 (SuDs) attached to planning permission ref. 19/02132/FUL. (Demolition of existing house; erection of a three/four storey building plus roofspace to provide 8 apartments; provision of 3 car parking spaces, refuse store and new landscaping).

Date Decision: 03.03.21

**Approved**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Level: Delegated Business Meeting

---

Ref. No. : 21/00056/HSE  
Location : 69 Hartley Hill  
Purley  
CR8 4EQ  
Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Loft conversion with associated windows incorporating dormer at rear, creation of hip to gable end walls using obscure glazed windows on the eastern and western gable ends, 2 gable dormers at the front while maintaining the existing ridge height unchanged, Existing roof tiles to be reused where possible or similar equal used to replace.

Date Decision: 03.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00075/TRE  
Location : St Nicholas School  
Reedham Drive  
Purley  
CR8 4DS  
Ward : **Purley And Woodcote**  
Type: Consent for works to protected trees

Proposal : Tree works to: T785, T793, T797, T800, T803, T845, T847, Please refer to the attached tre schedule and report. (TPO no. 22, 2017 & TPO no. 52, 1983)

Date Decision: 04.03.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00119/CONR  
Location : 32 Woodcrest Road  
Purley  
CR8 4JB  
Ward : **Purley And Woodcote**  
Type: Removal of Condition

Proposal : Variation of condition 1 (drawings) attached to planning permission ref. 19/02132/FUL. (Demolition of existing house; erection of a three/four storey building plus roofspace to provide 8 apartments; provision of 3 car parking spaces, refuse store and new landscaping).

Date Decision: 09.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00131/FUL  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : Ground Floor Flat  
5 Godstone Road  
Kenley  
CR8 5AG  
Type: Full planning permission  
Proposal : Proposed rear infil rear extension to ground floor only

Date Decision: 05.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00221/DISC  
Location : Development Site Former Site Of  
2 Wyvern Road  
Purley  
CR8 2NP  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Construction Logistics Plan) attached to planning permission ref. 20/00532/FUL for the demolition of the existing dwelling and erection of 9 dwellinghouses and associated landscaping, refuse storage and car and cycle parking.

Date Decision: 08.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00279/DISC  
Location : 55 Hillcrest Road  
Purley  
CR8 2JF  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of conditions 7 (cycle and refuse) and 11 (Co2 Emissions) attached to planning permission ref. 18/03313/FUL (Demolition of existing dwelling and proposed erection of a two storey detached building with accommodation in roof to provide 7 flats (2 x 1 bed, 3 x 2 bed and 2 x 3 bed) with associated car parking and new crossover, amenity space, refuse and cycle stores).

Date Decision: 04.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00293/HSE  
Location : 21 Godstone Road  
Purley  
CR8 2AN  
Ward : **Purley And Woodcote**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Single storey front porch extension.

Date Decision: 03.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00335/DISC

**Ward : Purley And Woodcote**

Location : 169 - 183 Brighton Road  
Purley  
CR8 4HE

Type: Discharge of Conditions

Proposal : Discharge of condition 5 (Materials) in relation to application 16/03859/P dated 24/10/2016 for Demolition of the existing frontage buildings; erection of 3 two storey buildings with accommodation in roofspace comprising 21 one bedroom, 9 two bedroom and 3 three bedroom flats; formation of vehicular accesses and provision of associated parking

Date Decision: 04.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00356/HSE

**Ward : Purley And Woodcote**

Location : 1B More Close  
Purley  
CR8 2JN

Type: Householder Application

Proposal : Erection of two storey side extension and associated internal works.

Date Decision: 09.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00423/PDO

**Ward : Purley And Woodcote**

Location : O/S 13A High Street  
Purley  
CR8 2AF

Type: Observations on permitted development

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

Date Decision: 01.03.21

**No Objection**



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 25 Hartley Hill  
Purley  
CR8 4EP  
Type: LDC (Proposed) Operations  
edged  
Proposal : Alterations, erection of a hip-to-gable roof extension and erection of a rear dormer

Date Decision: 04.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/00108/FUL  
Location : 89 Hyde Road  
South Croydon  
CR2 9NS  
Type: Full planning permission  
Ward : **Sanderstead**  
Proposal : Demolition of existing two-storey dwelling and erection of a four/five storey (including excavation and lower ground level) building comprising of 9 residential flats, hard and soft landscaping, boundary treatment, land level alterations, undercroft and external car parking, private/communal/play space and internal refuse/cycle storage.

Date Decision: 22.02.21

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

Level: Planning Committee - Minor Applications

---

Ref. No. : 20/01930/FUL  
Location : 1 Heathurst Road  
South Croydon  
CR2 0BB  
Type: Full planning permission  
Ward : **Sanderstead**  
Proposal : Erection of a two storey link side extension and three storey building to accommodate 3 flats.

Date Decision: 19.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/03242/FUL  
Location : 45 Kingswood Lane  
Warlingham  
CR6 9AB  
Type: Full planning permission  
Ward : **Sanderstead**



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Demolition of the existing property and the erection of 6 x 3 Bedroom houses, with associated access and parking.

Date Decision: 05.03.21

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

Level: Planning Committee

---

Ref. No. : 20/05458/HSE  
Location : 43 Audley Drive  
Warlingham  
CR6 9AH  
Proposal : Alterations, erection of a first floor side extension  
Ward : **Sanderstead**  
Type: Householder Application

Date Decision: 17.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05521/HSE  
Location : 49 West Hill  
South Croydon  
CR2 0SB  
Proposal : Alterations, erection of a single storey rear extension  
Ward : **Sanderstead**  
Type: Householder Application

Date Decision: 26.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05533/LP  
Location : 44 Church Way  
South Croydon  
CR2 0JR  
Proposal : Erection of a single storey rear and side extension.  
Ward : **Sanderstead**  
Type: LDC (Proposed) Operations edged

Date Decision: 19.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/05725/CONR  
Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 37 - 39 Heathurst Road  
South Croydon  
CR2 0BB  
Type: Removal of Condition

Proposal : Variation of condition 1 (approved plans) and condition 6 (hard and soft landscaping) attached to permission 18/05015/CONR for Demolition of existing garages and erection of a four bedroom detached house with associated access (Original Planning permission 18/01641/FUL)

Date Decision: 12.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/05949/FUL  
Location : 70 Arkwright Road  
South Croydon  
CR2 0LL  
Ward : **Sanderstead**  
Type: Full planning permission

Proposal : Alterations and partial redevelopment of the site; retention of the existing 2-storey dwellinghouse, erection of a two storey side extension, rear ground and first floor extensions, front and rear roof dormers and a rear roof light to facilitate the conversion of the property into 6 flats, along with alterations to the exterior of the building, landscaping, refuse storage, car and cycle parking and associated works.

Date Decision: 12.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/06013/TRE  
Location : 1 Tindale Close  
South Croydon  
CR2 0RT  
Ward : **Sanderstead**  
Type: Consent for works to protected trees

Proposal : T1 Oak. Laterally reduce the crown over the carriage way by 2m. To prevent vehicle strike and to aesthetically balance the crown.  
(TPO no. 145)

Date Decision: 19.02.21

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06014/TRE  
Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 47 Tindale Close  
South Croydon  
CR2 0RT

Type: Consent for works to protected trees

Proposal : G1. Consisting of two Oak trees. Tree to the rear right of the rear boundary. Reduce the co-dominant stem by 2m to aesthetically balance the crown and to prevent further rip-outs.  
Tree to the left of the rear boundary. Laterally reduce the carriage way side of the tree by 2m to balance the crown and prevent , future storm damage.  
(TPO 145)

Date Decision: 19.02.21

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06065/HSE  
Location : 103 Upper Selsdon Road  
South Croydon  
CR2 0DP

Ward : **Sanderstead**  
Type: Householder Application

Proposal : Demolition of existing side extension, erection of two-storey side extension with single-storey front projection, alterations to existing porch, alterations to existing single-storey rear extension and 2x projecting rooflights.

Date Decision: 19.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06258/HSE  
Location : 47 Westfield Avenue  
South Croydon  
CR2 9JZ

Ward : **Sanderstead**  
Type: Householder Application

Proposal : Demolition of rear wall and roof of existing lower ground floor side extension and the extension of the upper ground floor side extension.

Date Decision: 05.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06569/HSE  
Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 44 Hyde Road  
South Croydon  
CR2 9NP  
Type: Householder Application

Proposal : Proposed single storey side and rear extension, proposed garage in the front garden/existing driveway, proposed 2no. roof windows and PV panels on the main roof.

Date Decision: 19.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/06583/CONR  
Location : Fair Oak House  
43 Kingswood Lane  
Warlingham  
CR6 9FG  
Ward : **Sanderstead**  
Type: Removal of Condition

Proposal : SECTION 73 APPLICATION: Seeking to vary conditions 1 (Drawings), 3 (Parking) and 4 (Landscaping) attached to planning permission 19/01561/FUL seeking to alter the position of the building on site to reflect the as built location and reduce the number of parking spaces from 9 to 8. (Amended plans)

Date Decision: 03.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06597/TRE  
Location : 17 Hill Barn  
South Croydon  
CR2 0RU  
Ward : **Sanderstead**  
Type: Consent for works to protected trees  
Proposal : T1. Beech. Laterally reduce the right side of the crown by 2m. Raise crown to 3-4m from ground level.  
(TPO no.145)

Date Decision: 02.03.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06603/HSE  
Location : 37 Mayfield Road  
South Croydon  
CR2 0BG  
Ward : **Sanderstead**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Alterations including increasing the width of the existing crossover, formation of additional hardstanding to the front of the property and removal of the existing parking bay.

Date Decision: 19.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/06626/HSE  
Location : 49 Church Way  
South Croydon  
CR2 0JU

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Single storey side extension and part single storey, part two storey rear extension with external works.

Date Decision: 10.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00022/TRE  
Location : 1 The Coppice  
Beech Avenue  
South Croydon  
CR2 0NL

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

Proposal : T1, Catalpa- Reduce whole crown back to previous pruning points (approx. 2m in branch length) a repeat of previously consented works.  
(TPO no.18, 2010)

Date Decision: 04.03.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00023/HSE  
Location : 30 Sanderstead Hill  
South Croydon  
CR2 0HA

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Erection of ground floor rear extension

Date Decision: 05.03.21

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 21/00070/HSE  
Location : 30 Lime Meadow Avenue  
South Croydon  
CR2 9AR  
Proposal : Erection of single storey side/rear infill extension

**Ward :** Sanderstead  
**Type:** Householder Application

Date Decision: 08.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00161/HSE  
Location : 90 Hyde Road  
South Croydon  
CR2 9NQ  
Proposal : Proposed first floor side extension over existing single-storey side extension. Proposed new rear dormer to existing loft room and hip roof extension with a proposed side facing dormer.

**Ward :** Sanderstead  
**Type:** Householder Application

Date Decision: 11.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00451/GPDO  
Location : 4 Ellesmere Drive  
South Croydon  
CR2 9EG  
Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.95 metres and a maximum overall height of 2.95 metres

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

Date Decision: 11.03.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00677/LP  
Location : 2 Hyde Road  
South Croydon  
CR2 9NP  
Proposal : Alterations, erection of a hip-to-gable roof extension and rear dormer

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

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Date Decision: 19.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00701/NMA  
Location : 1 Marshall Close  
South Croydon  
CR2 9ED

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

Proposal : Non material amendment sought for the placement of two smaller windows rather than one larger window on both flanks of the proposed extension and 3 roof lights instead of 5 roof lights permitted under planning reference 19/04622/HSE

Date Decision: 02.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00774/LP  
Location : 17 Ashdown Gardens  
South Croydon  
CR2 9DR

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

Proposal : Alterations, erection of a detached outbuildings towards the rear of the site

Date Decision: 03.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/03829/TRE  
Location : 2 Crozier Drive  
South Croydon  
CR2 8DX

**Ward : Selsdon And Addington Village**  
Type: Consent for works to protected trees

Proposal : T3 Acer - Fell.  
(TPO no. 11, 1978)

Date Decision: 19.02.21

**Consent Granted (Tree App.)**





Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 110 Edgecombe  
South Croydon  
CR2 8AD  
Type: Householder Application

Proposal : Alterations, erection of a ground floor front, side and rear wrap-around extension and first floor side extension

Date Decision: 04.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06232/TRE  
Ward : **Selsdon And Addington Village**

Location : 94 Littleheath Road  
South Croydon  
CR2 7SD  
Type: Consent for works to protected trees

Proposal : T1 Oak \_ T2 Oak - Fell (please see reason attached)  
(TPO. No 13,1977).

Date Decision: 24.02.21

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06257/CAT  
Ward : **Selsdon And Addington Village**

Location : Addington Palace Golf Club House  
Gravel Hill  
Croydon  
CR0 5BB  
Type: Works to Trees in a Conservation Area

Proposal : G1. Consisting of two Common Ash and one Horse Chestnut tree. Reduce back, laterally to the boundary line.  
Trees are on the land to the rear belonging to Addington Palace golf course.

Date Decision: 23.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06646/CAT  
Ward : **Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 5 Forge Mews  
Croydon  
CR0 5AY  
Type: Works to Trees in a  
Conservation Area  
Proposal : T1 Portugese Laurel - reduce the crown by 2m

Date Decision: 02.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06691/LP  
Ward : **Selsdon And Addington  
Village**  
Location : 41 Gravel Hill  
Croydon  
CR0 5BJ  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of a detached outbuilding in the rear garden for home office/study use.

Date Decision: 15.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00020/LP  
Ward : **Selsdon And Addington  
Village**  
Location : 170 Littleheath Road  
South Croydon  
CR2 7SF  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of single storey rear and side extension.

Date Decision: 05.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00169/GPDO  
Ward : **Selsdon And Addington  
Village**  
Location : 11 Rawlins Close  
South Croydon  
CR2 8JS  
Type: Prior Appvl - Class A Larger  
House Extns  
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.4 metres and a maximum height of 3.6 metres

Date Decision: 02.03.21



Ref. No. : 20/06007/TRE  
Location : 28 Abercorn Close  
South Croydon  
CR2 8TG  
Ward : **Selsdon Vale And Forestdale**  
Type: Consent for works to protected trees

Proposal : T1. Sycamore. Reduce to previous reduction points. A reduction of 1-2m lateral and in height. Due to loss of light.  
T2. Field Maple. Reduce to previous reduction points. A reduction of 1-2m lateral and in height. Due to loss of light.  
(TP 19 of 1972)

Date Decision: 19.02.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06304/TRE  
Location : 11 Goldfinch Road  
South Croydon  
CR2 8SR  
Ward : **Selsdon Vale And Forestdale**  
Type: Consent for works to protected trees

Proposal : T1 Birch - To reduce crown height by 2m and reduce radial spread by 1m (Reason - Compression fork at 2m  
Decay pockets at 4m).  
(TPO no. 50, 2009 & TPO no.16, 1971)

Date Decision: 24.02.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06614/DISC  
Location : 19 Beech Way  
South Croydon  
CR2 8QR  
Ward : **Selsdon Vale And Forestdale**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (tree protection plan and method statement) attached to planning permission ref. 18/00139/HSE for alterations: Demolition of existing lower ground floor summer room; Erection of lower ground and ground floor side/rear extensions to include a roof terrace.

Date Decision: 23.02.21

**Approved**

Level: Delegated Business Meeting

---







Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Ref. No. : 21/00230/DISC **Ward : Selhurst**  
Location : Land Adjacent To 210-212 Whitehorse Road Type: Discharge of Conditions  
Croydon  
CR0 2LB

Proposal : Discharge of Condition 5 (Water usage and CO2) attached to permission 18/01911/FUL for (Erection of a two-storey building comprising of 1 x two bed flat and 1x one bed flat with associated access, parking, bin and cycle stores).

Date Decision: 04.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00238/LP **Ward : Selhurst**  
Location : 39 Tirrell Road Type: LDC (Proposed) Operations  
Croydon edged  
CR0 2XD

Proposal : Erection of dormer extension in rear roofslope and installation of rooflights in the fronslope.

Date Decision: 12.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00791/PDO **Ward : Selhurst**  
Location : O/S 195C St James's Road Type: Observations on permitted  
Croydon development  
CR0 2BZ

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

Date Decision: 01.03.21

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 20/01361/DISC **Ward : Shirley North**  
Location : Parcels Of Land Adjacent To Longheath Type: Discharge of Conditions  
Gardens And Long Lane  
Croydon  
CR0 1XT



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Partial discharge of Condition 4 (lamp columns and luminaires) attached to 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. Provision of associated car parking, landscaping and other associated works.'

Date Decision: 08.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/03958/DISC

**Ward : Shirley North**

Location : 104 Wickham Road  
Croydon  
CR0 8BD

Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 3 (tree protection) of planning permission 19/04136/OUT for 'Demolition of existing dwellinghouse. Erection of a 3/4 storey building comprising 9 flats, creation of vehicular access and parking area, cycle and refuse storage and amenity space including roof garden'

Date Decision: 01.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/04035/DISC

**Ward : Shirley North**

Location : 104 Wickham Road  
Croydon  
CR0 8BD

Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 5 (land levels) of outline planning permission 19/04136/OUT for 'Demolition of existing dwellinghouse. Erection of a 3/4 storey building comprising 9 flats, creation of vehicular access and parking area, cycle and refuse storage and amenity space including roof garden'

Date Decision: 01.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/04036/DISC

**Ward : Shirley North**

Location : 104 Wickham Road  
Croydon  
CR0 8BD

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Details pursuant to the discharge of condition 6 (visibility splays) of outline planning permission 19/04136/OUT for 'Demolition of existing dwellinghouse. Erection of a 3/4 storey building comprising 9 flats, creation of vehicular access and parking area, cycle and refuse storage and amenity space including roof garden'

Date Decision: 04.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/04174/DISC

Ward : **Shirley North**

Location : 104 Wickham Road  
Croydon  
CR0 8BD

Type: Discharge of Conditions

Proposal : Details relating to condition 12 (accessibility) of planning permission 19/04136/OUT for 'Demolition of existing dwellinghouse. Erection of a 3/4 storey building comprising 9 flats, creation of vehicular access and parking area, cycle and refuse storage and amenity space including roof garden'

Date Decision: 04.03.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/05375/FUL

Ward : **Shirley North**

Location : 14 Long Lane  
Croydon  
CR0 7AN

Type: Full planning permission

Proposal : Creation of vehicle crossover with a turntable on driveway.

Date Decision: 17.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/05495/DISC

Ward : **Shirley North**

Location : 16 - 18 Ash Tree Close  
Croydon  
CR0 7SR

Type: Discharge of Conditions

Proposal : Approval of details required by Condition 5, part D (Sustainability Strategy) of planning permission 19/04705/FUL.

1. Sustainability Drainage System Report
2. Drainage Design



Ref. No. : 20/06374/HSE  
Location : 3 Woodmere Close  
Croydon  
CR0 7PN  
Ward : **Shirley North**  
Type: Householder Application  
Proposal : Alterations, erection of single-storey side/front extension, single-storey rear/side extension, erection of dormer extensions in front and rear roofslopes, erection of 2x hip to gable extensions and increase in roof ridge height and installation of 4 rooflights in side roofslopes.

Date Decision: 22.02.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/06458/DISC  
Location : 37 Woodmere Avenue  
Croydon  
CR0 7PJ  
Ward : **Shirley North**  
Type: Discharge of Conditions  
Proposal : Details required by Conditions 3 (Material samples), 4 (Landscaping), 11 (EVCPs), 12 (CLP) and 14 (SUDs) of planning permission 19/03064/FUL.

Date Decision: 15.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/06499/CONR  
Location : 2 Wickham Road  
Croydon  
CR0 8BA  
Ward : **Shirley North**  
Type: Removal of Condition  
Proposal : Variation of condition 2 (approved plans) and condition 3 (materials) of planning permission 20/02356/FUL for alterations, conversion of single dwelling to form 1x 3bed flat, 1x 1bed flat and 1x studio flat, erection of single-storey rear extension, hip to gable end, rear dormer, front dormer, installation of 2 rooflights in front roofslope and 2 windows in side elevation.

Date Decision: 12.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06524/HSE  
Ward : **Shirley North**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 7 Woodmere Gardens  
Croydon  
CR0 7PL  
Type: Householder Application

Proposal : Alterations, including an extension of the existing roof, removal of dormers on the front roof slope, construction of roof lights in the front and side roof slopes, erection of first floor front extension, alterations to the front and side elevation windows.

Date Decision: 03.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06567/HSE  
Location : 23A Wickham Road  
Croydon  
CR0 8TA  
Ward : Shirley North  
Type: Householder Application

Proposal : Demolition of conservatory, Erection of a single storey rear extension with a flat roof and canopy.

Date Decision: 03.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00067/DISC  
Location : Brock Villas  
9A Orchard Rise  
Croydon  
CR0 7QZ  
Ward : Shirley North  
Type: Discharge of Conditions

Proposal : Details pursuant to conditions 3: a) Hard and soft landscaping, b) Boundary treatment, Condition 4: refuse storage, Condition 5: cycle storage facilities, in respect to planning permission 18/06070/FUL granted for demolition of the existing house and ancillary office and erection of a two-storey block of 4 flats and 5 three bedroom houses, provision of parking spaces, refuse storage and cycle stores

Date Decision: 03.03.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00211/GPDO  
Ward : Shirley North

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 31B Woodmere Avenue  
Croydon  
CR0 7PG  
Type: Prior Appvl - Class AA upto 2 storeys

Proposal : The erection of an additional storey to the house

Date Decision: 01.03.21

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00223/GPDO  
Location : 21 Ash Tree Way  
Croydon  
CR0 7SU  
Ward : **Shirley North**  
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum overall height of 3.8 metres

Date Decision: 01.03.21

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00313/ADV  
Location : Church Of St. George The Martyr  
Elstan Way  
Croydon  
CR0 7PR  
Ward : **Shirley North**  
Type: Consent to display advertisements

Proposal : Erection of non-illuminated noticeboard.

Date Decision: 19.02.21

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00915/LP  
Location : 55 Greenview Avenue  
Croydon  
CR0 7QW  
Ward : **Shirley North**  
Type: LDC (Proposed) Operations edged

Proposal : Alterations, erection of a hip-to-gable roof extension and erection of a rear dormer

Date Decision: 09.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/02136/FUL **Ward : Shirley South**  
Location : The Sandrock **Type: Full planning permission**  
152 Upper Shirley Road  
Croydon  
CR0 5HA  
Proposal : Erection of two storey side and rear extension to The Sandrock Public House to provide an enlarged service (including front seating area) to the existing pub (Sui Generis) and conversion of the upper floors including extension to form 4 flats and construction of a three storey building to the rear comprising 11 flats and 4 houses, hard and soft landscaping, communal/amenity/play space, car parking between the two buildings, new crossover along Sandrock Place, boundary treatment and refuse and cycle provision.

Date Decision: 10.03.21

**Permission Refused**

Level: Planning Committee

---

Ref. No. : 20/03800/FUL **Ward : Shirley South**  
Location : 1 The Lees **Type: Full planning permission**  
Croydon  
CR0 8AR  
Proposal : Erection of two storey detached dwelling house on land to the rear of No. 1 The Lees, including new vehicular access and crossover from Bennetts Way, off-street parking, landscaping and all associated site works

Date Decision: 25.02.21

**Permission Granted**

Level: Planning Committee - Minor Applications

---

Ref. No. : 20/03944/HSE **Ward : Shirley South**  
Location : Green Bay **Type: Householder Application**  
Birch Hill  
Croydon  
CR0 5HT  
Proposal : Erection of a single storey rear extension, rear dormer extension, balcony, new openings

Date Decision: 22.02.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/06175/TRE  
Location : 40 Postmill Close  
Croydon  
CR0 5DY

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

Proposal : T1 Cypress \_ T2 Cypress - fell both specimens hidden behind the garage - low amenity value  
(TPO no.19, 1992)

Date Decision: 22.02.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06474/HSE  
Location : 23 Bushey Road  
Croydon  
CR0 8EW

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

Proposal : Single storey rear extension , first floor side extension, loft conversion and roof dormer construction.

Date Decision: 05.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00132/HSE  
Location : 218 Wickham Road  
Croydon  
CR0 8BJ

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

Proposal : Erection of a first floor side extension

Date Decision: 03.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00167/HSE  
**Ward :** Shirley South



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 2 Bernel Drive  
Croydon  
CR0 8PR  
Type: Householder Application  
Proposal : Proposed single storey side extension

Date Decision: 03.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00301/DISC  
Location : 69 Shirley Way  
Croydon  
CR0 8PL  
Type: Discharge of Conditions  
Ward : **Shirley South**  
Proposal : Discharge of Condition 9 (emissions) attached to planning permission ref. 18/00981/FUL for erection of single storey detached dwelling to rear fronting Temple Avenue.

Date Decision: 08.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00354/LP  
Location : 43 South Way  
Croydon  
CR0 8RH  
Type: LDC (Proposed) Operations edged  
Ward : **Shirley South**  
Proposal : Erection of rear dormer extension, hip to gable extension, rooflights

Date Decision: 12.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00383/GPDO  
Location : 38 Links View Road  
Croydon  
CR0 8NA  
Type: Prior Appvl - Class A Larger House Extns  
Ward : **Shirley South**  
Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 08.03.21

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00601/TRE  
Location : 14 Devonshire Way  
Croydon  
CR0 8BR  
Proposal : 1x Sycamore tree fell to ground level.  
(TPO 43/2010)

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

Date Decision: 04.03.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00969/PDO  
Location : Grass Verge Junction Of Lime Tree Grove  
And  
Bridle Road  
Croydon  
CR0 8HH  
Proposal : Removal of 1no. cabinet, installation of 1no. porter cabinet measuring 1452 x 1450 x 850 mm and 1no. GPS node; ancillary development thereto.

**Ward : Shirley South**  
Type: Observations on permitted development

Date Decision: 10.03.21

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 20/03992/FUL  
Location : Rear Of Montello Apartments  
23 South Park Hill Road  
South Croydon  
CR2 7DZ  
Proposal : Erection of two, 3 bedroom semi-detached houses to the rear of the existing building.  
Redesign of the communal garden. Provision of new bin & bike store.

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

Date Decision: 09.03.21

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



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : Laurel Court  
7 South Park Hill Road  
South Croydon  
CR2 7DY

Type: Discharge of Conditions

Proposal : Discharge of conditions 4 (playspace), 7 (screening), 9 (refuse), 10 (cycle storage), 11 (electric vehicle charging points) and 16 (CO2), attached to planning permission 18/04376/FUL for the construction of 3-storey residential building at rear comprising 9 units (6 x 2 bed and 3 x 3 bed flats) with associated car parking, cycle storage, amenity space and refuse storage, and refurbishment of existing building with associated external alterations.

Date Decision: 10.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/05321/FUL  
Location : First Floor Flat  
173 Brighton Road  
South Croydon  
CR2 6EH

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

Proposal : Alterations, erection of rear and side dormer to existing first floor flat

Date Decision: 19.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/05982/HSE  
Location : 18 Winchelsey Rise  
South Croydon  
CR2 7BN

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

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

Date Decision: 17.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06071/TRE  
Location : 4B Harewood Road  
South Croydon  
CR2 7AL

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

Proposal : T1 Oak - Reduce lateral branches by up to 2m (TPO no.10, 1986)

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Date Decision: 22.02.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06131/HSE  
Location : 49 Temple Road  
Croydon  
CR0 1HU  
Proposal : Alterations, erection of a single storey rear/side extension

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

Date Decision: 08.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06167/TRE  
Location : Inn Keeping  
2A Nicola Close  
South Croydon  
CR2 6NB  
Proposal : T1 Sycamore - Re-pollard back to previous pollarded points  
(TPO no. 1, 1967)

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

Date Decision: 22.02.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06272/LP  
Location : 10 Mansfield Road  
South Croydon  
CR2 6HN  
Proposal : Erection of a single storey side extension

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

Date Decision: 25.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06472/HSE  
Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 83A Croham Manor Road  
South Croydon  
CR2 7BH  
Type: Householder Application  
Proposal : Conversion of existing loft, erection of a rear dormer and alterations to rear elevation

Date Decision: 12.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06487/HSE  
Location : 1B St Augustine's Avenue  
South Croydon  
CR2 6BA  
Ward : **South Croydon**  
Type: Householder Application

Proposal : Erection of a single storey rear extension.

Date Decision: 18.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06495/LP  
Location : 54 Sanderstead Road  
South Croydon  
CR2 0PA  
Ward : **South Croydon**  
Type: LDC (Proposed) Operations edged

Proposal : Loft Conversion to include dormers, rooflights and skylight.

Date Decision: 26.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06539/HSE  
Location : 32 Kingsdown Avenue  
South Croydon  
CR2 6QF  
Ward : **South Croydon**  
Type: Householder Application

Proposal : Alterations to rear patio and associated land level changes.

Date Decision: 05.03.21

**Permission Granted**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Date Decision: 03.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00036/HSE  
Location : 79A Croham Road  
South Croydon  
CR2 7HJ  
Ward : **South Croydon**  
Type: Householder Application  
Proposal : Erection of a boundary fence/wall [partially retrospective].

Date Decision: 25.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00078/TRE  
Location : 1 Campion Close  
Croydon  
CR0 5SN  
Ward : **South Croydon**  
Type: Consent for works to protected trees  
Proposal : Fell Beech tree to ground level due to Beech Bark disease. Fell Ash tree to ground level on boundary of Campion Close and Birdhurst Rise due to decay in trunk caused by Ash die back disease.  
Reduce and shape Larger Robinia tree by 3 metres to leave height of 12metres, Reduce longest lateral branch by 1.5 metres to leave length of 4.5 metres remaining crown to be shaped to leave the natural shape of the tree. Reduce and shape smaller Robinia by 2 metres to leave height of 10 metres, reduce longest lateral branch by 1 metre to leave length of 3 metres remaining crown to be shaped in proportion to leave the natural shape of the tree. Reason for work is that both Robinia trees are located between both buildings and are starting to impede windows on both sides.  
(TPO no.48, 1979)

Date Decision: 12.03.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00087/HSE  
Location : 8 Haling Road  
South Croydon  
CR2 6HS  
Ward : **South Croydon**  
Type: Householder Application  
Proposal : Double storey rear extension



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Date Decision: 05.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00135/HSE  
Location : 8 Junction Road  
South Croydon  
CR2 6RA  
Ward : **South Croydon**  
Type: Householder Application  
Proposal : 2m rear ground floor extension to kitchen to create kitchen / dining room. 3.3m rear extension at first floor level to create an enlarged bedroom.

Date Decision: 03.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00434/GPDO  
Location : 48 Upland Road  
South Croydon  
CR2 6RE  
Ward : **South Croydon**  
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: 12.03.21

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00452/GPDO  
Location : 88 Brighton Road  
South Croydon  
CR2 6AD  
Ward : **South Croydon**  
Type: Prior Appvl - Class A Larger House Extns  
Proposal : Erection of a single storey rear extensions projecting out 6 metres from the rear walls of the original house with a height to the eaves of 3 metres and a maximum height of 3.58 metres

Date Decision: 11.03.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 47 Sunny Bank  
South Norwood  
London  
SE25 4TJ  
Type: Householder Application

Proposal : Retrospective application for the retention of alterations to front boundaries, including construction of fencing.

Date Decision: 23.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/05746/HSE  
Location : 122 Holmesdale Road  
South Norwood  
London  
SE25 6HY  
Type: Householder Application  
Ward : **South Norwood**

Proposal : Demolition and erection of a single storey side and rear extension and first floor side and rear extension, installation of window on side elevation and rear elevation

Date Decision: 17.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/05810/ADV  
Location : 18 Station Road  
South Norwood  
London  
SE25 5AJ  
Type: Consent to display advertisements  
Ward : **South Norwood**

Proposal : Installation of 4 no. internally illuminated store name/logo signs and 11 no. non-illuminated vinyl graphics

Date Decision: 15.02.21

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06280/LP  
Location : 15 Rothesay Road  
South Norwood  
London  
SE25 6NY  
Type: LDC (Proposed) Operations edged  
Ward : **South Norwood**

Proposal : Erection of L-shaped rear dormer and installation of 3 rooflights in front roof slope for loft conversion

Date Decision: 01.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06287/LP  
Location : 18 Nugent Road  
South Norwood  
London  
SE25 6UB

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

Proposal : Certificate of lawful Development (Proposed) for the erection of a single storey rear extension

Date Decision: 26.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06339/FUL  
Location : First And Second Floor Maisonette  
24 Huntly Road  
South Norwood  
London  
SE25 6QY

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

Proposal : Alterations, erection of dormer extension over existing rear outrigger.

Date Decision: 15.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/06555/HSE  
Location : 4 Sundial Avenue  
South Norwood  
London  
SE25 4BX

**Ward : South Norwood**  
Type: Householder Application

Proposal : Erection of single/two storey front/side/rear extensions.

Date Decision: 15.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/06589/FUL

**Ward : South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : Land R/o 48 Albert Road Type: Full planning permission  
South Norwood  
London  
SE25 4JE

Proposal : Erection of a two storey 3 bedroom residential dwelling (Use class C3) and associated cycle parking, refuse storage and associated works.

Date Decision: 02.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06605/HSE Ward : **South Norwood**  
Location : 49 Lancaster Road Type: Householder Application  
South Norwood  
London  
SE25 4BL

Proposal : Alterations, conversion of existing garage, erection of first floor side extension, hip to gable, rear dormer and installation of 2 rooflights in front roofslope.

Date Decision: 26.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06695/CAT Ward : **South Norwood**  
Location : Crowhurst Type: Works to Trees in a  
37 Lancaster Road Conservation Area  
South Norwood  
London  
SE25 4BJ

Proposal : T1 - Lime tree nearest drive - Crown reduce by 5m to leave a 12m tree. T2 Lime - Crown reduce by 5m to leave a 12m T3 (group of 2x) Lime trees - Reduce by 5m to leave 12m trees.

Date Decision: 04.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00035/FUL Ward : **South Norwood**  
Location : 29 Manor Road Type: Full planning permission  
South Norwood  
London  
SE25 4TD

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Part ground floor and part first floor rear extensions and associated alteration to create a 5 bedroom HMO

Date Decision: 02.03.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 21/00055/FUL

Ward : **South Norwood**

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

Type: Full planning permission

Proposal : Erection of single storey rear extension

Date Decision: 03.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00255/LP

Ward : **South Norwood**

Location : 22 Sundial Avenue  
South Norwood  
London  
SE25 4BX

Type: LDC (Proposed) Operations edged

Proposal : Erection of hip to gable and rear dormer and installation of 3 rooflights in front roofslope.

Date Decision: 19.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00467/LP

Ward : **South Norwood**

Location : 28 Sundial Avenue  
South Norwood  
London  
SE25 4BX

Type: LDC (Proposed) Operations edged

Proposal : Erection of a hip to gable extension, dormer extension on the rear roof slope and roof lights in the front roof slope

Date Decision: 26.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00792/PDO

Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : O/S 21 Portland Road  
South Norwood  
London  
SE25 4UF

Type: Observations on permitted development

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

Date Decision: 01.03.21

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 21/00798/PDO

Location : O/S 82 High Street  
South Norwood  
London  
SE25 6EA

Ward : **South Norwood**

Type: Observations on permitted development

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

Date Decision: 26.02.21

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 21/00972/LP

Location : 18 Nugent Road  
South Norwood  
London  
SE25 6UB

Ward : **South Norwood**

Type: LDC (Proposed) Operations edged

Proposal : Alterations, erection of a rear dormer

Date Decision: 09.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 18/05135/FUL

Location : 29 Egerton Road  
South Norwood  
London  
SE25 6RH

Ward : **Thornton Heath**

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Erection of single storey rear extension and new rear basement area to create 2no self-contained units over lower ground and ground floors with amenity space via patio, terrace or garden areas.

Date Decision: 01.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 19/03033/FUL

**Ward : Thornton Heath**

Location : 52 Bensham Grove  
Thornton Heath  
CR7 8DA

Type: Full planning permission

Proposal : Demolition of existing building and erection of 2 three storey blocks comprising 6 x 1 bedroom, 7 x 2 bedroom and 4 x 3 bedroom flats

Date Decision: 26.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/04302/HSE

**Ward : Thornton Heath**

Location : 79 Whitehorse Lane  
South Norwood  
London  
SE25 6RA

Type: Householder Application

Proposal : Demolition and erection of two storey side extension, and alteration of garage into a habitable room.

Date Decision: 26.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/05161/DISC

**Ward : Thornton Heath**

Location : Land To The Rear Of 21 Beulah Crescent  
Thornton Heath  
CR7 8JL

Type: Discharge of Conditions

Proposal : Discharge of condition 7 (construction logistics) attached to permission 19/01146/FUL - Demolition and erection of two storey building consisting of 1 x one bedroom flat and 1 x 2 bedroom flat

Date Decision: 04.03.21

**Approved**

Level: Delegated Business Meeting



Ref. No. : 20/06001/HSE  
Location : 16A Rosebery Avenue  
Thornton Heath  
CR7 8PT  
Ward : **Thornton Heath**  
Type: Householder Application  
Proposal : First floor side extension to the main house and redevelopment of the existing garage to provide new single-storey gym space for use by a disabled resident with other associated alterations  
Date Decision: 23.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06419/HSE  
Location : 1 St Mary's Road  
South Norwood  
London  
SE25 6UT  
Ward : **Thornton Heath**  
Type: Householder Application  
Proposal : Retrospective planning application for the retention of rear external raised patio  
Date Decision: 26.02.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/00085/FUL  
Location : Ground Floor Unit  
5 - 7 Heath Road  
Thornton Heath  
CR7 8NF  
Ward : **Thornton Heath**  
Type: Full planning permission  
Proposal : Change the use of the ground floor unit (formerly Class A1) (now Class E) to a residential unit (Class C3) and associated external alterations to the building.  
Date Decision: 08.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00148/DISC  
Location : 111 Parchmore Road  
Thornton Heath  
CR7 8LZ  
Ward : **Thornton Heath**  
Type: Discharge of Conditions  
Proposal : Discharge of Condition 1 (parts 1 and 2) attached to Prior Approval 20/01066/GPDO for Use of betting shop (Sui Generis) as a three bedroom residential unit within Use class C3.

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Date Decision: 03.03.21

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00162/TRE  
Location : Amenity Areas Including Frontage  
Ardent Close  
South Norwood  
London

**Ward : Thornton Heath**  
Type: Consent for works to protected trees

Proposal : T1 Lime - remove trunk growth up to the main crown break. T2 Lime - cut down basal growth as low as possible. T3 Lime - Fell to ground level and grind stump. T4 Lime - reduce back laterals to create 2m clearance from roof. T5 Ash - Fell to ground level and poison stump. T6 Holly - Reduce by 5m to hedge height. T7 Ash - Fell to ground level (TPO no. 1, 1981)

Date Decision: 12.03.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00241/HSE  
Location : 34 Norbury Avenue  
Thornton Heath  
CR7 8AA

**Ward : Thornton Heath**  
Type: Householder Application

Proposal : Alterations, erection of single-storey side extension and conversion of existing garage to a habitable room.

Date Decision: 04.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/00534/FUL  
Location : 2 Barham Road  
South Croydon  
CR2 6LD

**Ward : Waddon**  
Type: Full planning permission

Proposal : Demolition of dwellinghouse and erection of a three storey building with accommodation in the roof consisting of 9 flats with associated car parking, cycle parking, refuse storage and landscaping

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Date Decision: 23.02.21

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

Level: Planning Committee

---

Ref. No. : 20/02559/DISC **Ward : Waddon**  
Location : Land Comprising The Former Propeller **Type: Discharge of Conditions**  
Public House, Waylands Day Centre, Red  
Gates School And Waddon Infants School,  
Croydon  
Proposal : Approval of details required by Condition 20 (Remedial Validation Report) of planning  
permission 16/02273/P (for Block F only).

Date Decision: 01.03.21

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/02910/FUL **Ward : Waddon**  
Location : 14 - 16 Brighton Road **Type: Full planning permission**  
South Croydon  
CR2 6AA

Proposal : Conversion of shop into two units for A3 use, including alterations to shopfront, and the  
demolition of rear extension and erection of a self contained 1-bed unit.

Date Decision: 04.03.21

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 20/03260/CONR **Ward : Waddon**  
Location : Garages R/O 126-130 Coldharbour Road **Type: Removal of Condition**  
Croydon  
CR0 4DW  
Proposal : Variation of Conditions 1, 2, 5, 6, 7, 13, 10, 17, 18 attached to Planning Permission  
16/06273/FUL for Demolition of garages and erection of a two-storey building comprising  
4 one bedroom and 4 two bedroom flats together with landscaping and other associated  
works (amended description).

Date Decision: 17.02.21

**Permission Granted**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Details pursuant to the discharge of Condition 3 (demolition method) from application 19/05076/PAD for 'Demolition of two gas holders and associated structures'

Date Decision: 23.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/05972/FUL

**Ward : Waddon**

Location : Morrisons, 500 Purley Way  
Croydon  
CR0 4NZ

Type: Full planning permission

Proposal : Erection of extension to side of existing building to provide a goods storage area.

Date Decision: 17.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06312/TRE

**Ward : Waddon**

Location : Sharon Court  
14 Warham Road  
South Croydon  
CR2 6LA

Type: Consent for works to protected trees

Proposal : T1 Magnolia (front of building) Crown Reduction of 2m - Reducing the height and spread of the tree by up to 2 metres.  
(TPO no. 34, 1977)

Date Decision: 24.02.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06620/FUL

**Ward : Waddon**

Location : 34 Siddons Road  
Croydon  
CR0 4JR

Type: Full planning permission

Proposal : Proposed part two storey, part single storey rear extensions and conversion of the house into two flats

Date Decision: 04.03.21

**Permission Granted**

Level: Delegated Business Meeting

---



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum height of 3.2 metres

Date Decision: 11.03.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00480/LP

Location : 96 Violet Lane  
Croydon  
CR0 4HG

Ward : **Waddon**

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of single-storey rear extension.

Date Decision: 02.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00637/PDO

Location : Adjacent 4 Waterworks Cottages  
Waddon Way  
Croydon  
CR0 4HY

Ward : **Waddon**

Type: Observations on permitted  
development

Proposal : Installation of 9 metre light wooden telegraph pole to facilitate fixed line broadband electronic communications apparatus

Date Decision: 09.03.21

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 21/00713/NMA

Location : Stubbs Mead Depot  
Factory Lane  
Croydon  
CR0 3RL

Ward : **Waddon**

Type: Non-material amendment

Proposal : Non material amendment to planning permission 20/04112/FUI granted on the 23/11/20 for the 'Erection of a Steel Framed cover, for existing paper bays, with a fibrous cement roof.' Amendments to increase height by 0.5m and to change materials.

Date Decision: 12.03.21

**Approved**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Level: Delegated Business Meeting

---

Ref. No. : 21/00908/LP  
Location : 17 Eland Road  
Croydon  
CR0 4LJ  
Proposal : Alterations, erection of a rear dormer  
Date Decision: 03.03.21

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

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

Level: Delegated Business Meeting

---

Ref. No. : 20/03925/DISC  
Location : Ria Apartments  
239 Portland Road  
South Norwood  
London  
SE25 4XB  
Proposal : Details pursuant to the discharge of condition 3 (materials - windows only) of planning permission 20/06352/CONR for 'Erection of a three storey building containing 3 flats'  
Date Decision: 15.02.21

**Ward : Woodside**  
Type: Discharge of Conditions

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/03926/DISC  
Location : Ria Apartments  
239 Portland Road  
South Norwood  
London  
SE25 4XB  
Proposal : Details pursuant to the discharge of conditions 3 (materials) and 4 (landscaping/bins and bikes) of planning permission 20/06352/CONR for 'Erection of a three storey building containing 3 flats'  
Date Decision: 15.02.21

**Ward : Woodside**  
Type: Discharge of Conditions

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/05523/DISC  
**Ward : Woodside**



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 72 Woodside Green Type: Discharge of Conditions  
South Norwood  
London  
SE25 5EU

Proposal : Details pursuant to Condition 1 ( refuse storage) and 2 (bike store design and location) in respect to ref 19/05817/gpdo granted for Prior Approval applicaiton under Schedule 2 Part 3 Class O of GPDO 2015 as amended for conversion of existing B1 office use into C3 residential use to form 6 flats.

Date Decision: 08.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/05524/DISC Ward : **Woodside**  
Location : 72 Woodside Green Type: Discharge of Conditions  
South Norwood  
London  
SE25 5EU

Proposal : Details pursuant to condition 5 bin and bike stores planning 19/01531/ful Creation of a second floor to accommodate a 1x2 bedroom (3 person) self-contained flat

Date Decision: 09.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/05525/DISC Ward : **Woodside**  
Location : 72 Woodside Green Type: Discharge of Conditions  
South Norwood  
London  
SE25 5EU

Proposal : Details pursuant to condition 2 a) Hard and soft landscaping, b) Boundary treatment, c) Security lighting, d) Window recesses confirm 120mm of plannign permission 19/00656/ful granted for Alterations to elevations and forecourt approach to the existing building.

Date Decision: 09.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/06132/HSE Ward : **Woodside**  
Location : 37 Clifford Road Type: Householder Application  
South Norwood  
London  
SE25 5JS

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Proposal : Erection of two storey side extension and dormer in rear roof slope.

Date Decision: 01.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06306/TRE **Ward : Woodside**  
Location : Moorbeck Court **Type: Consent for works to protected trees**  
74 Albert Road  
South Norwood

London  
SE25 4JW  
Proposal : T2 Silver Birch - Thin crown by 30% and Shorten laterals to allow a 1.5m clearance from building and raise low canopy to 3m. G4 Cypress - Trim sides, T16 Sycamore - remove basal growth. T17 Lime - remove epicormics. T18 Hawthorn - Shorten lateral branches extending towards driveway back to a point 500mm inside the kerb. T20, T21 and T22 x3 Lime - Remove trunk and basal epicormics.  
(TPO no.14, 1988)

Date Decision: 24.02.21

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06587/GPDO **Ward : Woodside**  
Location : 120 Estcourt Road **Type: Prior Appvl - Class A Larger House Extns**  
South Norwood

London  
SE25 4SA

Proposal : Erection of single storey rear extension projecting out a maximum of 5.97 metres

Date Decision: 16.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 20/06676/GPDO **Ward : Woodside**  
Location : 9 Crowther Road **Type: Prior Appvl - Class A Larger House Extns**  
South Norwood

London  
SE25 5QW

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.82 metres and a maximum height of 3.48 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Date Decision: 16.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00030/FUL **Ward : Woodside**  
Location : 52 Birchanger Road **Type: Full planning permission**  
South Norwood  
London  
SE25 5BB  
Proposal : Alterations, conversion of single dwelling to form 2 x 2-bed flats, erection of single-storey rear/side extension, with provision of associated cycle and refuse storage.

Date Decision: 23.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00053/GPDO **Ward : Woodside**  
Location : 32 Brooklyn Avenue **Type: Prior Appvl - Class A Larger**  
South Norwood **House Extns**  
London  
SE25 4NL  
Proposal : Erection of a single storey rear extension projecting out 3.2 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3.9 metres

Date Decision: 16.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00071/LE **Ward : Woodside**  
Location : 52 Birchanger Road **Type: LDC (Existing) Operations**  
South Norwood **edged**  
London  
SE25 5BB  
Proposal : Erection of rear dormer extension and removal of chimney stack.

Date Decision: 18.02.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00126/LP **Ward : Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 120 Estcourt Road  
South Norwood  
London  
SE25 4SA  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of rear dormer, installation of 1 rooflight in front roofslope and erection of outbuilding in rear garden.

Date Decision: 09.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 21/00478/DISC  
Location : Enmore Lodge  
34-36 Enmore Road  
South Norwood  
London  
SE25 5NQ  
Type: Discharge of Conditions  
Ward : **Woodside**

Proposal : Discharge of Condition 8 - Contaminated Land - of Planning Permission 18/01483/FUL for Alterations, Demolition of existing buildings, Erection of a three storey building comprising 6 two bedroom and 3 one bedroom flats, Alterations to vehicular accesses, provision of vehicular access and associated forecourt parking, provision of associated refuse storage and cycle storage.

Date Decision: 23.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00581/LP  
Location : 11 Waverley Road  
South Norwood  
London  
SE25 4HT  
Type: LDC (Proposed) Operations  
edged  
Ward : **Woodside**

Proposal : Loft conversion with rear dormer window and three rooflights on the front roofslope.

Date Decision: 03.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 20/02918/DISC  
Ward : **West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : The Wheatsheaf  
757 - 759 London Road  
Thornton Heath  
CR7 6AW

Type: Discharge of Conditions

Proposal : Discharge of condition 2 (External Materials) of permission 17/00663/FUL - Demolition of existing Public House and erection of a 5 storey building providing 134sqm of Class A1/A2 use at ground floor, and 6 one bedroom, 4 two bedroom and 3 three bedroom flats above: formation of vehicular access and provision of associated car parking and secure cycle storage.

Date Decision: 12.03.21

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/03429/FUL

Ward : **West Thornton**

Location : 1A Stanley Grove  
Croydon  
CR0 3QW

Type: Full planning permission

Proposal : Erection of two-storey two bedroom attached dwelling.

Date Decision: 25.02.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06103/CONR

Ward : **West Thornton**

Location : Land R/O Connaught Towers  
682-684 London Road  
Thornton Heath  
CR7 7HU

Type: Removal of Condition

Proposal : Variation of Condition 1 (approved plans) of planning permission 17/04049/FUL (amended to Erection of three storey rear extension comprising 4 x residential units following 21/00636/NMA) to make minor enlargements to the approved extension, various external (fenestration) changes and internal layout changes.

Date Decision: 10.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06344/FUL

Ward : **West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : Croydon University Hospital  
(Jubilee Wing South)  
530 London Road  
Thornton Heath  
CR7 7YE

Type: Full planning permission

Proposal : Redevelopment of the ground floor of Jubilee Building South into new Intensive Treatment Unit including construction of a single-storey extension, alteration to facade and external plant area. The existing Stroke ward is to be relocated to the First floor of Jubilee Wing North, with a first floor extension proposed on top of the existing roof and create a stroke rehabilitation garden on the roof.

Date Decision: 04.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 20/06571/FUL

Location : Rozelle Court  
18 Dunheved Road South  
Thornton Heath  
CR7 6AD

Ward : **West Thornton**

Type: Full planning permission

Proposal : Demolition of a disused garage block and the erection of a new 3 storey residential building comprising of 6 flats (Building B) adjacent to Rozelle Court, together with the re-cladding and the erection of a rooftop extension to Rozelle Court comprising of 1 flat. With the addition of new external balconies for the residents of Rozelle Court.

Date Decision: 17.02.21

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 20/06709/DISC

Location : 97 Headcorn Road  
Thornton Heath  
CR7 6JS

Ward : **West Thornton**

Type: Discharge of Conditions

Proposal : Discharge of Condition 4 attached to Planning Permission 20/03917/FUL (Alterations. conversion to form 1 three bedroom (4 persons bedspace) and 1 one bedroom (2 persons bedspace), provision of first floor rear balcony, refuse/cycle stores and off-street parking)

Date Decision: 25.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00058/GPDO

Ward : **West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 688 Mitcham Road  
Croydon  
CR0 3AB  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum height of 2.8 metres

Date Decision: 16.02.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00066/DISC  
Location : 585 - 603 London Road  
Thornton Heath  
CR7 6AY  
Ward : **West Thornton**  
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 17 (Archaeological evaluation) of planning permission ref 16/06526/FUL granted for Demolition of existing structures and buildings at 585-603 London Road, erection of 3 four/ five storey buildings with basements comprising 593 hotel (C1) and aparthotel rooms (C1) and ancillary services the formation of new vehicular accesses onto London Road and Dunheved Road North, new public realm, car, coach and cycle parking, landscaping and refuse and recycling facilities.

Date Decision: 05.03.21

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00107/DISC  
Location : Dunheved Hotel  
639-641 London Road  
Thornton Heath  
CR7 6AZ  
Ward : **West Thornton**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Cycle Parking and Waste and Recycling Facilities) attached to permission 20/00421/FUL (Rear roof extension at second floor level to accommodate additional hotel guestrooms (Use Class C1))

Date Decision: 03.03.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00152/GPDO  
Ward : **West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Location : 83 Grove Road  
Thornton Heath  
CR7 6HN  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 3.3 metres from the rear wall of the original house with a height to the eaves of 2.6 metres and a maximum height of 3.35 metres

Date Decision: 02.03.21

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 21/00190/GPDO  
Location : 31 Dovercourt Avenue  
Thornton Heath  
CR7 7LJ  
Ward : **West Thornton**  
Type: Prior Appvl - Class A Larger  
House Extns

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

Date Decision: 02.03.21

**Prior approval not required**

Level: Delegated Business Meeting

---

Ref. No. : 21/00231/HSE  
Location : Gilesgate  
Raymead Avenue  
Thornton Heath  
CR7 7SB  
Ward : **West Thornton**  
Type: Householder Application

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

Date Decision: 04.03.21

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/00244/LP  
Location : 44 Broughton Road  
Thornton Heath  
CR7 6AL  
Ward : **West Thornton**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of L-shaped rear dormer and installation of 3 rooflights in front roofslope.

Date Decision: 18.02.21

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



Decisions (Ward Order) since last Planning Control Meeting as at: 15th March 2021

Level: Delegated Business Meeting

---

Ref. No. : 21/00530/PDO  
Location : O/S 79 - 81 Frant Road  
Thornton Heath  
CR7 7JZ

**Ward :** West Thornton  
Type: Observations on permitted  
development

Proposal : Installation of telegraph pole to facilitate fixed line broadband electronic communications apparatus

Date Decision: 04.03.21

**Objection**

Level: Delegated Business Meeting

---

Ref. No. : 21/00636/NMA  
Location : Connaught Towers  
682 - 684 London Road  
Thornton Heath  
CR7 7HU

**Ward :** West Thornton  
Type: Non-material amendment

Proposal : Non-material amendment to change the description of the development approved in application 17/04049/FUL.

Date Decision: 15.02.21

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/00882/LP  
Location : 60 Galpins Road  
Thornton Heath  
CR7 6EB

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

Proposal : Alterations, erection of a rear dormer

Date Decision: 03.03.21

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

Level: Delegated Business Meeting

---

Ref. No. : 19/01595/AUT

**Ward :** Out Of Borough

