

Agenda Item: 6.4

06/04190/RES

10/10/2006

Upper Norwood

Application for approval of reserved matters subsequent to grant of outline planning permission

Agent:
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Applicant:
Morscott 100 Limited
The Hall
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Location: St. Margaret's C Of E Church, Chevening Road, Upper Norwood, London, SE19

Description: Erection of single/three storey building comprising a day nursery for a maximum of 78 children on ground floor and 6 two bedroom flats over; formation of vehicular access onto Rockmount Road and provision of associated parking

Drawing No(s):

Recommendation: **Approve**

In granting permission the local planning authority had regard to the following policies:-

- . The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1-3, UD1-2, UD4-6, UD8, UD13, EP1-2, EP22-23, CS1, CS2, 19-22, H1 and H2.

Ward: Upper Norwood
Lead Officer: Head of Planning Control.

PLANNING COMMITTEE
15th March 2007

Application Number: 06/04190/P

St Margaret's Church of England Church, Chevening Road, Upper Norwood.

1. SUMMARY

- 1.1 This application relates to condition 1 (for approval of the reserved matters) to planning permission 05/01667/P for the demolition of the St Margaret's Church of England Church and erection of a part single and part three storey building comprising a nursery for a maximum of 78 children and 6 two-bedroom flats and provision for 11 parking spaces. Permission was granted by the Planning Committee on 27 July 2006 and Members requested that the details regarding the design be reported back to Committee.

2. RECOMMENDATIONS

- 2.1 Approve the submitted details.
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3. BACKGROUND

(a) Site Description

- 3.1 The site comprises St Margaret's Church of England Church which is a 19th Century 16.4m high building located on the junction of Chevening Road and Rockmount Road. It adjoins a Church Hall and is opposite a park but is in a predominantly residential area comprising mainly semi-detached properties. The Rockmount School is situated along the other side of the junction with Rockmount Road. The park forms part of the Harold Road Conservation Area but the site is located outside the Conservation Area.

(b) Relevant Planning History

- 3.2 04/00477/P-Erection of a 4 bedroom parsonage to provide residential accommodation (at the church hall adjoining the church). Approved October 2005
- 3.3 04/0478/P-The erection of 6 two-bedroom flats and the provision of a nursery to accommodate approximately 100 children. - Withdrawn August 2006.
- 3.4 05/01667/P-Erection of single/two/three storey building comprising a day nursery for a maximum of 78 children and a block of 6 two bedroom flats; formation of vehicular access onto Rockmount Road and provision of associated parking-Outline permission was granted in July 2006

(c) Proposal

- 3.5 Condition 1 state:
The approval of the Local Planning Authority shall be obtained with respect to the following reserved matters before the development is begun:-
- (1) design of the building(s)
 - (2) external appearance of the building(s)
 - (3) landscaping of the site (including an area incorporating features that allows access for roosting bats)
- 3.6 The building would be mainly three storeys with a pitched roof and a single storey element at the eastern end with a metal roof over part of the nursery. The materials proposed are white render to the nursery building and mainly brickwork (Butterley Milton Hall Kentish Multi) with red clay interlocking roof tiles to the flats. The windows would be all timber. The landscaping for the site consists of cedar hedge and hornbeam hedge and a front lawn area. A box elder tree is located in the rear garden.
- 3.7 Bat boxes are located beneath eaves level

4. PLANNING POLICIES

- 4.1 The policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1-3, UD1-3 and UD14.

5. CONSULTATIONS

5.1 The application has been advertised as an application adjoining a Conservation Area and 52 adjoining properties have been consulted.

5.2 3 replies have been received. A summary of the issues raised are as follows.

(a) No concern regarding the development but concerned that populations of birds and a family of foxes have taken up residence of the church hall (this is the adjoining site which was granted planning permission for a four bedroom parsonage).

(b) the proposed metal roof to the nursery would not be sympathetic to the main building.

(c) the access should be in Chevening Road and would lead to further traffic congestion in the area.

6. CONSIDERATIONS

6.1 The considerations of this application solely relate to the proposed design and appearance of the nursery and flats and the landscaping of the site. All other issues have been dealt with at the outline stage or are the subject of other conditions of the outline planning permission.

6.2 Design and Appearance

The design of the proposed building has been altered following Members' comments with regard to the illustrative drawings that formed part of the outline proposal. The façade of the proposal has been broken up and the articulation of the building increased. The balcony areas for the proposed flats have also been increased.

6.3 The materials used would include the use of white render to the nursery building similar to that of the adjacent houses and would also set the nursery out as a separate entity from the remaining residential properties in the street. The remainder of the proposed building would primarily consist of brickwork (Butterley Milton Hall Kentish Multi) with red clay interlocking roof tiles. It is considered that the materials and design proposed are acceptable.

An area for roosting bats has also been included within the fabric of building as required by condition 1.

6.4 Landscaping

The landscaping proposals are considered to be acceptable. It includes both cedar hedge and hornbeam hedge to the side and rear boundaries adjoining the car park. A grassed lawn area is proposed at the front of the building. The level of landscaping is considered to be appropriate for a development of this scale.

7. ENVIRONMENTAL CONSIDERATIONS

7.1 There are no environmental considerations relevant to this application.

8. EQUALITIES CONSIDERATIONS

8.1 None relevant.

Case Officer: Kieran Gilmore
Background Documents: 3 letters of replies received
Contact Officer: Mr. P. Mills 020 8760 5419