

Agenda Item: **6.4**

This is a Major Application for which the 13 week period expires on 21/05/2007.

07/00681/PR 19/02/2007 New Addington

Application for planning permission under Regulation 3

Applicant:

Mr William Salder
London Borough of Croydon
(Property & Asset Management)

Location: South East End of Car Park and Land Adjoining, Central Parade,
 Croydon, CR0

Description: Erection of two/three storey building to accommodate the continuing
 education and training service, a job centre plus and Connexions.

Drawing No(s): 2587-P-01, 02, 03, 04, 05, 06 ,07 and 08 (all dated 09/02/07) and
2587-P-10 (dated 05/03/07)

Recommendation: **Grant Permission under Regulation 3 of the Town and
Country Planning General Regulations 1992**

Subject to the following condition(s) and reason(s):-

1. Unless otherwise previously agreed by the Local Planning Authority in writing the following shall be provided as specified in the application before any part of the development is occupied and those in Section A shall also be retained for so long as the development remains in existence.

Section A

- (1) off-road delivery area,
- (2) refuse storage facilities

Section B

- (3) footpaths and access routes within the site including levels and gradients,
- (4) finished floor levels of the building,
- (5) boundary walls and fences,
- (6) security lighting as detailed in drawing no.301C as submitted in respect of the previous application 06/0415/PR,
- (7) CCTV as detailed in drawing no.501C as submitted in respect of the previous application 06/0415/PR.

Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. Details of the external facing materials shall be submitted to and approved by the Local Planning Authority. The development shall only be implemented in

accordance with such approved details.

Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

3. The Contractors Layout and Tree Works as detailed on drawing 2509-105B submitted in respect of application 06/0415/PR shall be implemented and maintained throughout the course of construction unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the traffic conditions do not create conditions prejudicial to the free flow of traffic and the general safety of road users in accordance with Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. Prior to the commencement of the development, a landscaping scheme to include existing and proposed planting shall be submitted to and approved by the Local Planning Authority; the approved planting shall be provided before any part of the development is occupied or within such longer period or periods as the Local Planning Authority may previously agree in writing and shall be maintained for a period of five years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided

Reason: To enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. The existing planting specified in the application as being retained shall not be felled, lopped, topped or otherwise removed during the course of development or within five years after completion, without the prior written consent of the Local Planning Authority; any planting which is removed without consent, or dies or is severely damaged or becomes seriously diseased before the end of that period shall be replaced with planting of such size and species as may be agreed with the Local Planning Authority; this condition shall not be construed as overriding the requirements to obtain consent under any Tree Preservation Order or the legislation concerning trees in Conservation Areas

Reason: To ensure that the specified planting enhances the appearance of the development in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

6. The application premises shall not be open to the public except:-
 - (1) between 08:00 hours and 22:00 hours on Mondays to Fridays,
 - (2) between 08:00 hours and 17:00 hours on Saturdays, Sundays and Bank Holidays.

Reason: To protect the amenities of adjoining occupiers.

7. Unless otherwise agreed in writing with the Local Planning Authority, the on-site renewable energy production methods as identified in the Building Services Energy Report, Issue 5 (dated 9th July 2006), submitted in respect of application 06/0415/PR, shall be provided prior to the first occupation of the development and thereafter retained for so long as the development remains in

existence.

Reason: To comply with Policy EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

8. Unless otherwise agreed in writing with the Local Planning Authority, the Environmental Performance Statement, Revision 2, dated 8th November 2006, and LBC Environmental Standards Document received 8th November 2006 as submitted in respect of application 06/0415/PR, shall be implemented. A certificated EcoHomes 2006 Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.

Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

9. The development shall be begun within three years of the date of the permission.

Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

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

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are UD1, UD2, UD3, UD6, UD7, UD8, UD12, UD13, UD14, UD15, UD16, UC9, EP2-EP4, EP13, EP16, T2, T3, T4, T8, T11, NC4, CS1 and CS7.

The development is considered to be satisfactory in relation to the following:-

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the relationship of the development to trees to be retained
- (h) the safety of pedestrians and motorists on the adjacent highway
- (i) the safety and security of buildings and the spaces around them
- (j) accessibility to buildings
- (k) the setting of the nearby locally listed building
- (l) sustainability issues
- (m) the urban design policies of the development plan
- (n) the environmental protection policies of the development plan
- (o) the community services policies of the development plan
- (p) the urban conservation policies of the development plan
- (q) the regeneration policies of the development plan

and having regard to all other matters raised.

07/00681/PR –
SOUTH -EAST END OF CAR PARK & LAND ADJOINING CENTRAL PARADE,
NEW ADDINGTON

1. SUMMARY

- 1.1 This report is in respect of a revised application for deemed planning permission (Regulation 3 - Development by the Council) for the erection of a two/three storey building to provide accommodation for a Continued Education and Training Service (CETS), Job Centre Plus (JCP), Adult and Community Learning (ACL) facilities and "Connexions" Youth Centre.
- 1.2 Planning permission has already been granted for the development under reference 06/00415/PR and preparatory works have started on site. However, due to difficulties with the siting of the building in relation to a water main at the southern end of the site, the building may need to be re-positioned from that originally approved.
- 1.3 As such this planning application seeks to re-site the approved building 5m north-westwards, i.e. further into Central Parade and further away from Salcot Crescent. This consequently has an impact on the layout of the adjoining car parking and servicing arrangements and the hard and soft landscaping and external play area around and adjacent to the building.

2. RECOMMENDATION

- 2.1 Grant planning permission subject to the conditions and reasons set out in the Agenda.
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3. BACKGROUND

a) Site Description

- 3.1 The site has an area of approximately 0.2 hectare, comprising of public parking and landscaping, at the south-eastern end of New Addington District Centre. However, preparatory works have commenced in respect of the previous permission and construction hoardings now surround the site.
- 3.2 The site is part of the larger car parking area and open space associated with the Central Parade shopping area of New Addington centre. The surrounding area is therefore commercial in character although there are a number of residential properties in close proximity.
- 3.3 The nearest adjoining properties are numbers 54 to 60 Central Parade. These are three storey properties with retail uses on the ground floor and two floors of residential flats above. Habitable windows serving the flats overlook the site.
- 3.4 Outside of Central Parade the area is primarily residential. Detached and semi-

detached two storey properties lie to the east and south on the opposite side of Salcot Crescent, and blocks of flats lie to the south-west. The nearest flatted developments are on the opposite side of Central Parade at 179 to 239 Overbury Crescent (an eight storey block of flats) and 155 to 177 Chertsey Crescent (a three storey block). In addition, St. Edward's Church is a locally listed, single storey, red brick building with a steep pitched roof, situated approximately 65m to the south-east of the site, beyond the grassed roundabout that forms the junction of Central Parade with Salcot Crescent.

b) Planning History

3.5 05/1812/PR – Planning permission was granted on 26th July 2005 for the erection of a three/four storey building to accommodate the continuing education and training service, a job centre plus and Connexions.

3.6 06/415/PR – Planning permission was granted on 30th March 2006 for the erection of a two/three storey building to accommodate the continuing education and training service, a job centre plus and Connexions. It is this form of building that is proposed to be implemented, albeit with the siting of the building re-positioned.

c) Proposal

3.7 The proposed design, height and form of the two/three storey building is as previously approved under planning permission 06/415/PR, except that the building would be re-positioned by 5m, so that it is further away from Salcot Crescent.

3.8 The building line fronting onto Central Parade will not change. Due to the orientation of the surrounding buildings this re-siting does however result in the proposed building being 15.2m at its closest point to the front of the Central Parade properties, compared with the 19.2m originally approved.

3.9 The re-siting also means that 3 less public parking spaces can be retained to the north-west of the building, with a slight realignment required to the access to this parking area. Changes are also proposed to the hard and soft landscaping around the building, particularly to that area between the building and the shops.

3.10 As before the building would be “V” shaped comprising two arms, with a central area accommodating the entrances to the building. The building would have a gross floor area of 1373 square metres and would be over two floors with small areas accommodating plant and storage at roof level.

3.11 As before, there would be two entrances to the building. The main entrance would be on the northern side between the two arms of the building. Another smaller entrance would be located on the south side. Both entrances would be defined by glazed curtain walling.

3.12 The facilities would include the following services:-

- A Continued Education and Training Service (CETS) facilities, including classrooms, offices and a small café,
- Job Centre Plus,

- Connexions - a youth service targeted at 13 to 19 year olds,
 - Learning Shop – a drop in advice and learning centre, and
 - Child care facilities for CETS and Support Services accommodation.
- 3.13 The CETS accommodation would be located on the first floor and would include 6 classrooms, reception area and small café. It would be open Monday to Friday from 8am until 10pm.
- 3.14 The remainder of the facilities would be on the ground floor and would generally be open between 9am and 5pm, although the Connexions centre may open on occasions in the evening and on Saturdays.
- 3.15 Elevations to the building would comprise of brick at ground floor level with rendered panels at upper levels, with the entrances being defined by curtain walling/glazing. The roof would be an aluminium sanding seam roof.
- 3.16 A hard and soft landscaped area would be provided on the northern side of the building leading to the main entrance. This would include a raised speed table on the existing service road to link the development with the shops, a hard surfaced area for service vehicles to access the development, an external enclosed play area and cycle parking. An existing Norway Maple tree is proposed to be retained in this area.

4. PLANNING POLICIES

- 4.1 The relevant policies of the Adopted Unitary Development Plan (the Croydon Plan) are UD1, UD2, UD3, UD6, UD7, UD8, UD12, UD13, UD14, UD15, UD16, UC9, EP2-EP4, EP13, EP16, T2, T3, T4, T8, T11, NC4, CS1 and CS7.
- 4.2 Planning Guidance Note 2 (the New Addington Regeneration Strategy) is also of relevance to this application.

5. CONSULTATIONS

- 5.1 The application has been advertised on site and in the press as a major application.
- 5.2 161 adjoining and nearby occupiers have been notified of the application. 5 responses have been received objecting to the development on the following grounds:
- (1) Loss of light and privacy to flats opposite the building,
 - (2) Works have already started,
 - (3) Local residents do not want any development,
 - (4) Noise and disturbance from cars, visitors and youths,
 - (5) Loss of parking,
 - (6) Adverse impact on pedestrian routes,
 - (7) Security lights should be positioned so as not to light up adjoining residential properties, and,
 - (8) Opening hours should be reduced to lessen impact on neighbours.

In addition a further letter of representation has been received with an

accompanying petition signed by 47 signatories (not all addressed) objecting to the application on the basis of noise and disruption, loss of privacy, loss of light, and increase in strangers raising safety and security concerns.

6. CONSIDERATIONS

- 6.1 The principle of the development and the form of the building has already been accepted through the granting of the previous planning permissions. The main consideration in this case is whether the re-siting of the building raises any additional concerns that would cause harm to the character and amenities of the area or the amenities of any of the nearby occupiers.
- 6.6 The building would be closer to the Central Parade properties than originally envisaged. However, it is not considered that this would be to the detriment of the amenities of the occupiers of these buildings, including the residential flats above. The building would still have less impact than the previously approved three storey building granted under application 05/1812/P that is no longer proposed.
- 6.7 As such it is considered that the proposal would be acceptable in terms of privacy, light and outlook to and from neighbouring properties.
- 6.2 The proposal would allow for more landscaping around the outer edges of the building onto the roundabout with Salcot Crescent. This would be an improvement upon the previously approved development. The courtyard arrangements remain satisfactory with both hard and soft landscaping providing an appropriate main entrance to the building and improving the public realm.
- 6.3 The proposal would result in the loss of a further three public parking spaces in the adjoining car park. Within the overall context of New Addington Centre as a whole, and the proposals for regeneration of the centre, it is not considered that this would warrant refusal of the application.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 As before the development is expected to include sustainable building forms and construction techniques, including the incorporation of renewable energy facilities to provide at least 10% of predicted energy requirements.

8. EQUALITIES CONSIDERATIONS

- 8.1 Ramped access to the building would be provided to both public entrances and internally there would be lift access to all floors. Pathways around the building would be a minimum of 2m wide which would link to existing crossing points across Central Parade and Salcot Crescent. 4 disabled parking spaces are available within the adjacent public car park.

Report Author: W Pierson
Background Documents: 6 letters from adjoining occupiers, including petition, PGN 2 - New Addington Regeneration Strategy, Previous planning files 05/1812/P and 06/415/PR.
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