

05/04588/P

21/10/2005

Coulsdon East

Application for full planning permission

Agent:

Barrow Planning Consultancy  
14 Marcus Road  
Dartford  
Kent  
DA1 3JX

Applicant:

Ali Uddin  
10 Lakeside Close  
Sidcup  
Kent  
DA15 9PW

Location: 7 The Parade, Coulsdon Road, Coulsdon, CR5

Description: Retention of single storey rear extension

Drawing No(s): 130805/1C

Decision: **Permission Granted**

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

1. No window or glazed door shall be provided in the north western elevation.  
Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and the Supplementary Planning Guidance Note No.2 on Residential Extensions and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

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

1. The relevant policies of the Unitary Development Plan are SP1, BE1, BE2, BE3, BE4, BE7, BE13, BE16, BE17, UC1-4, SH14 and SH16.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1-3, UD2 & UD6, and SH6.

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

and having regard to all other matters raised.

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05/05399/P

15/12/2005

Addiscombe

Application for full planning permission

Agent:

Robinson Escott Planning  
Warren Court  
Knockholt Road  
Halstead Sevenoaks, Kent  
TN14 7ER

Applicant:

Horizon Developments Ltd  
Unit 4  
Brooklands Farm Business Park  
Bottle Lane Binfield, Berkshire  
RG42 5OX

Location: 12-14 Havelock Road, Croydon, CR0 6QP

Description: Demolition of existing building; erection of a two storey building with accomodation in roofspace to provide 6 two bedroom and 2 one bedroom flats; formation of vehicular access and provision of associated parking at rear.

Drawing No(s): 5099/HOR/01B, /02, /03B, /04 B,05A, /06A, /07A, /08, /09/10, /11A

Decision: **Permission Granted**

Subject to the following condition(s) and reason(s) for condition(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 shall be retained for so long as the development remains in existence:-
  - (1) parking arrangements
  - (2) refuse collection facilities
  - (3) cycle store

Reason: To ensure an acceptable standard of development having regard to the Policies of the Unitary Development Plan and of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

2. A landscaping scheme to include existing and proposed planting shall be submitted to the Local Planning Authority for approval before the development is begun. The planting shall include vegetation suitable to serve as footage for badgers; when approved, the 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 BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

3. No works on site shall commence until details of the external facing materials have been submitted to and approved by the Local Planning Authority in

writing. 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 Policies BE1 and BE13 of the Unitary Development Plan and Policy UD2 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

4. A site investigation and assessment into the possibility of soil contamination shall be carried out to the approval of the Local Planning Authority before the development is begun and except with the prior written agreement of the Local Planning Authority, any remedial measures identified in the assessment shall be carried out to the approval of the Local Planning Authority before the development is begun

Reason: To ensure the safe development of potentially contaminated land in accordance with Policy EP8 of the Unitary Development Plan and Policy EP9 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

5. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified EcoHomes report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes Post Construction Review shall be provided, verifying that the agreed standards have been met, prior to the first occupation of the development.

Reason: To accord with Policies UD1 and UD18 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

6. No development shall take place until the applicant has provided to the Local Planning Authority a report for approval identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. The approved scheme shall then be provided in accordance with these details 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 Unitary Development Plan and Policies EP22 and EP23 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

7. The approval of the Local Planning Authority shall be obtained with respect to the following matters before the development is begun:-
  - (a) boundary walls and fences to include access to and from the site for foraging badgers

Reason: To ensure an acceptable standard of development having regard to the policies of the Unitary Development Plan and of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

8. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 7 shall be provided before any part of the development is occupied and shall be retained for so long as the development remains in existence.

Reason: To ensure that an acceptable standard of development is provided and retained

9. The windows specified in the northern elevation shall be provided in frosted glass and fixed shut and no further window or glazed door shall be provided in this northern elevation

Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and the Supplementary Planning Guidance Note No.2 on Residential Extensions and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

10. The windows in the northern elevation shall be retained in the form specified in condition 09 for so long as the development remains in existence

Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and the Supplementary Planning Guidance Note No.2 on Residential Extensions and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

11. 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 Unitary Development Plan are SP1, BE1, BE3, BE4, BE5, BE6, BE7, BE10, BE11, BE12, BE13, BE14, BE16, BE17, BE23, BE26, H2, H8, H10, T23.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP3, UD1, UD2, UD6, UD18, H2, H8, T30.

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 housing policies of the development plan
- (l) sustainability issues
- (m) the urban design policies of the development plan
- (n) the nature conservation policies of the development plan
- (o) the transport policies of the development plan
- (p) the provision of satisfactory living accommodation for future residents of

the flats  
and having regard to all other matters raised.

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06/00022/P

04/01/2006

Broad Green

Application for outline planning permission

Applicant:  
Milford Group Ltd  
854 Brighton Road  
Purley  
Surrey  
CR8 2BH

Location: Garage, 399-403 London Road, Croydon, CR0

Description: Demolition of existing buildings; erection of two storey rising to an eleven storey building comprising a doctors surgery and a meeting room on part of ground, courtyard and first floors and 80 two bedroom flats in remainder of building; formation of vehicular access onto Midhurst Avenue and provision of associated parking

Drawing No(s): Planning, Design and Sustainability Statement, Sustainability and 10% Renewable Energy Statement 0510\_P\_01 to 33

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would be an overdevelopment of the site and would be detrimental to the visual amenity of the street scene and the character of the area by reason of its height, scale, massing and design and would thereby conflict with Policies BE1, BE3, BE21 and H10 of the Unitary Development Plan and Policy UD2, UD8, UD18 and H10 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
2. The design and layout of the development would not deter crime or reduce the fear of crime and would thereby conflict with Policy BE18 of the Unitary Development Plan and Policy UD4 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
3. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of its size and siting resulting in visual intrusion and loss of privacy and would thereby conflict with Policies SP1, BE1, BE3 and BE17 of the Unitary Development Plan and Policies UD2 and UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
4. No information has been provided to indicate that the development would include an element of affordable housing and would therefore be contrary to Policy H18 of the Unitary Development Plan and Supplementary Planning Guidance Note No 6 on Affordable Housing and Policy H13 of the Second

## Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

5. The access would be excessive in width and would not provide satisfactory visibility splays and would be prejudicial to highway safety contrary to Policy BE10 of the Unitary Development Plan and Policy T43 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
7. The development would not include parking for disabled users and would thereby conflict with Policy T27 of the Unitary Development Plan and Policy T31 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
8. Inadequate information has been provided that the development would achieve 10% of energy needs by way of renewable sources and no information has been provided that the development would achieve 'Eco Homes Excellent Rating' and the development would therefore conflict with Policy BE23 of the Unitary Development Plan and Policies UD18 and EP23 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

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06/00100/P

11/01/2006

South Norwood

Application for full planning permission

Agent:

Duncan Gunn Architects  
10 Dale Street  
London  
W4 2BL

Applicant:

Equity Investment Group Ltd  
1509 London Road  
Norbury  
London  
SW16 4AE

Location: 1-9 South Norwood Hill, South Norwood, London, SE25

Description: Demolition of existing buildings; erection of three/four storey building comprising a use within class A1 (retail) or A2 (financial and professional services) or A3 (restaurant/cafe) or B1 (business) on part of ground floor and 16 two bedroom and 4 one bedroom flats in the remainder of the building; formation of vehicular access and provision of associated parking

Drawing No(s): 04109SNH.GA1RevK/2RevK/3RevE/4RevG/5RevA &amp; 205010/06Rev'A'

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would be detrimental to the visual amenity of the street scene by reason of its design and appearance and would neither preserve or enhance the character of the South Norwood Conservation Area thereby conflicting with Policies SP1, SP4, UC3, BE1, BE2 and BE3 of the Unitary Development Plan and Policies SP3, SP4, UC4 and UD2 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

2. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of its size and siting resulting in loss of light and visual intrusion and would thereby conflict with Policies SP1, BE16 and BE17 of the Unitary Development Plan and Policies SP3, UD2 and UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

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06/00136/P

13/01/2006

Selhurst

Application for full planning permission

Agent:

Bryden Wood Associates  
99 Charterhouse Street  
London  
EC1M 6HR

Applicant:

Barnardo Developments Ltd  
Barnardo House  
Tanners Lane  
Barkingside Ilford, Essex  
IQ6 1QG

Location: 16-18 Tennison Road, South Norwood, London, SE25 5RT

Description: Demolition of existing buildings; erection of 1 three storey and 1 two storey buildings comprising a total of 18 two bedroom and 12 one bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 196-SN-PLAN-PR-BP-011, 196-SN-PLAN-PR-B1-G-012, 196-SN-PLAN-PR-B1-F-013, 196-SN-PLAN-PR-B1-S-014, 196-SN-PLAN-PR-B1-R-015, 196-SN-ELE-PR-B1-016 to 019, 196-SN-PLAN-PR-B2-F-021 to 023, 196-SN-ELE-PR-B2-025 to 029, KL/038/001B, 196-SK-004, 196-SK-006, 2005/0525/001D, Planning Design Statement dated March 3rd, Sustainability Statement received March 7th, Energy Consumption Statement, Eco-Homes Assessment, Transport Assessment Received March 9th, Landscape Design Proposal, Tree Survey, Public Art submission,

Decision: **Permission Granted, subject to the prior written conclusion of a Section 106 Agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Head of Planning Control**

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

1. The approval of the Local Planning Authority shall be obtained with respect to the following matters before the development is begun. Once approved they shall be provided in accordance with the approved details prior to the first occupation of the development.
  - (1) roads, footpaths and access routes within the site including levels and gradients
  - (2) any boundary walls and fences or other means of enclosing the site
  - (3) finished floor levels of the building(s) in relation to existing and proposed site levels

Reason: To ensure an acceptable standard of development having regard to the policies of the Unitary Development Plan and of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

2. 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) parking arrangements
- (2) sight lines
- (3) visibility splays
- (4) vehicular access
- (5) garden and communal areas
- (6) lighting

Section B

- (7) refuse collection facilities

Reason: To ensure that an acceptable standard of development is provided and retained

3. Unless otherwise previously agreed in writing by the Local Planning Authority the development shall only be carried out using the external facing materials specified in the application.

Reason: To ensure that the appearance of the development is satisfactory in accordance with Policies BE1 and BE13 of the Unitary Development Plan and Policy UD2 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

4. The existing northern access shall be closed as specified in the application before any part of the development is occupied

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 T46 of the Unitary Development Plan and Policy T43 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

5. The development shall not be implemented until a satisfactory agreement under Section 278 of the Highway Act has been entered into to relocate the existing pedestrian refuge.

Reason: To ensure an acceptable standard of highway safety

6. The landscaping scheme 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 BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

7. 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 BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

8. A scheme of protective fencing to be erected around each tree or group of trees referred to in the foregoing condition shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the commencement of any demolition, site clearance or development works. The fencing shall be erected around each tree or group of trees at a distance to be specified in the scheme and in accordance with British Standard 5837:2005. The fencing shall be not less than 2 metres in height and shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting either 'Heras' panel fencing or 20 mm exterior grade ply or other robust man-made boards (in accordance with British Standard 5837:2005. The fencing shall be kept in position at all times unless otherwise agreed in writing with the Local Planning Authority until the completion of the development  
Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
9. No structures, vehicles, plant, machinery, equipment, materials or spoil shall be positioned or stored within 5 metres of the trunk of any tree to be retained and no cement, oil or tar, bitumen or other similar material shall be stored within 10 metres thereof without the prior written approval of the Local Planning Authority  
Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
10. No service trench or pipeline shall be located within 5 metres of the trunk of any tree to be retained without the prior written approval of the Local Planning Authority  
Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
11. A site investigation and assessment into the possibility of soil contamination shall be carried out to the approval of the Local Planning Authority before the development is begun and except with the prior written agreement of the Local Planning Authority, any remedial measures identified in the assessment shall be

carried out to the approval of the Local Planning Authority before the development is begun

Reason: To ensure the safe development of potentially contaminated land in accordance with Policy EP8 of the Unitary Development Plan and Policy EP9 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

12. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified EcoHomes report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes Post Construction Review shall be provided, verifying that the agreed standards have been met, prior to the first occupation of the development.

Reason: To accord with Policies UD1 and UD18 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

13. The scheme shall be provided in accordance with the Sustainability Report received March 7th 2006 identifying how 6.1% of the energy requirements generated by the development will be achieved by renewable energy production methods and in accordance with the Energy Consumption Statement identifying how improved U values would be achieved. The development shall be provided in accordance with the approved details 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 Unitary Development Plan and Policies EP22 and EP23 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

14. Unless otherwise previously agreed in writing by the Local Planning Authority prior to the commencement of the development details of the public art feature(s) shall be submitted to and approved by the Local Planning Authority, and the feature(s) provided on site prior to the first occupation of the development and retained for so long as the development remains in existence

Reason: To comply with Policy BE15 of the Unitary Development Plan and Policy UD16 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

15. 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 Unitary Development Plan are SP1, SP2, BE1, BE3, BE4, BE10, BE11 - BE18, SP4, UC11, SP10, NC4, SP12, SP13, EP8, SP25, T23, T27, T37, T46, SP31, SP32, H2, H3, H8, H11 and H18.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1- SP3, UD1, UD2, UD4 – UD6, UD11, UD13, UD14, UD16, UC12, SP8, RO15, SP9, NC4, SP11, SP12, SP15, EP9, EP22, EP23, SP16, T6, T14, T30, T31, SP20, H2, H4, H8 and H13.

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 housing policies of the development plan
- (l) the setting of the adjacent locally listed buildings
- (m) sustainability issues
- (n) the recreational open space policies of the development plan
- (o) the urban design policies of the development plan
- (p) the transport policies of the development plan
- (q) the urban conservation policies of the development plan
- (r) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

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06/00140/P

16/01/2006

Purley

Application for full planning permission

Agent:

Bell Associates  
Unit 5 Lombard Business Park  
2-26 Purley Way  
Croydon Surrey  
CRO 3JP

Applicant:

Phillip Hammond  
Rock Bank  
Sandy Lane  
Kingswood Surrey  
KT20 6NL

Location: 92-94 Foxley Lane, Purley, CR8

Description: Demolition of no 94; erection of two storey building with accommodation in roofspace and 1 three storey building with accommodation in roofspace comprising a total of 8 two bedroom and 4 one bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 140-001-263, 140-001-262, 140-001-261, 140-001-362, 140-001-361, 140-001-264, 140-001-360

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The size, siting, design and massing of the development would not respect or improve the existing pattern of buildings and the spaces between them and would result in a cramped and overcrowded form of development out of

character with the surrounding area contrary to Policies SP1, BE1, BE3, H2 and H3 of the Unitary Development Plan and Policies UD2, H2 and H4 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).

2. The siting and form of the proposed rear building (block 2) would be detrimental to the amenities of the occupiers of adjoining property resulting in loss of privacy, poor outlook, visual intrusion and thereby conflicting with Policies SP1, BE1, BE3, BE17 and H3 of the Unitary Development Plan and Policies UD2, UD6 and H4 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).
3. The proposal does not provide for the enhancement of nearby open space or sustainable transport and would thereby conflict with Policy RO15 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) and Policy Guidance Note 1 on Planning Obligations
4. The development would result in the loss of amenity space presently serving the care home at 92 Foxley Lane and would thereby be contrary to the spirit of Policies H11 and H17 of the Unitary Development Plan and Policies UD2 and H12 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

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06/00339/P

26/01/2006

Croham

Application for full planning permission

Agent:  
MHK Architects  
The Pavilions  
35A Brighton Road  
Croydon Surrey  
CR2 6EB

Applicant:  
The Oakwood Group  
56 Chapel View  
South Croydon  
Surrey  
CR2 2LF

Location: Land Adj, 76 Napier Road, South Croydon, CR2

Description: Demolition of existing buildings; erection of two storey building with accommodation in roofspace comprising 6 two bedroom flats and terrace of 4 two storey four bedroom houses with accommodation in roofspace; formation of vehicular access and provision of associated parking

Drawing No(s): S03/990/01; 2323-11A, 12A, 13A, 14A, 15, 16.

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposal would result in an overdevelopment of the site out of keeping with the character of the area, detrimental to the appearance of the street scene and with inadequate amenity space and would thereby conflict with Policies SP1, BE1, BE3, H2, H3 and H11 of the Unitary Development Plan and

Policies UD2, UD6, H2 and H4 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).

2. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of loss of privacy and visual intrusion and would thereby conflict with Policy BE17 of the Unitary Development Plan and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

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06/00415/PR

03/02/2006

New Addington

Application for planning permission under Regulation 3

Agent:

Architon LLP  
Regency House  
17 West Street  
Epsom Surrey  
KT18 7RL

Applicant:

Mr R Barr  
London Borough of Croydon  
Property & Asset Management  
Ellis House  
Katherine Street Croydon, Surrey  
CR9 1XW

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): 2509-P-01, 02, 03, 04, 05, 06, 07, 08 and 09

Decision: **Permission Granted under Regulation 3 of the Town and Country Planning General Regulations 1992**

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

1. The approval of the Local Planning Authority shall be obtained with respect to the following matters before the development is begun. Once approved they shall be implemented in accordance with the approved details prior to the occupation of the building and shall be retained for so long as the development remains in existence

Section A

- (1) security lighting
- (2) CCTV

Reason: To ensure an acceptable standard of development having regard to the policies of the Unitary Development Plan and of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

2. 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

Reason: To ensure that an acceptable standard of development is provided and retained.

3. No works on site shall commence until details of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. 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 Policies BE1 and BE13 of the Unitary Development Plan and Policy UD2 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

4. A method statement detailing how the separate access and egress arrangements to the adjacent car park will be retained during construction shall be submitted to the Local Planning Authority for approval prior to the commencement of development. Once approved the construction shall be carried out in accordance with the approved statement

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 T46 of the Unitary Development Plan and Policy T43 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

5. A hard and soft landscaping scheme to include existing and proposed planting shall be submitted to the Local Planning Authority for approval before the development is begun; when approved, the 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 BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

6. 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 BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

7. A scheme of protective fencing to be erected around each tree or group of trees referred to in the foregoing condition shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the commencement of any demolition, site clearance or development works. The fencing shall be erected around each tree or group of trees at a distance to be specified in the scheme and in accordance with British Standard 5837:2005. The fencing shall be not less than 2 metres in height and shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting either 'Heras' panel fencing or 20 mm exterior grade ply or other robust man-made boards (in accordance with British Standard 5837:2005. The fencing shall be kept in position at all times unless otherwise agreed in writing with the Local Planning Authority until the completion of the development  
Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
8. No structures, vehicles, plant, machinery, equipment, materials or spoil shall be positioned or stored within 5 metres of the trunk of any tree to be retained and no cement, oil or tar, bitumen or other similar material shall be stored within 10 metres thereof without the prior written approval of the Local Planning Authority  
Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
9. No service trench or pipeline shall be located within 5 metres of the trunk of any tree to be retained without the prior written approval of the Local Planning Authority  
Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
10. 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 HolidaysReason: To protect the amenities of adjoining occupiers.
11. No development shall take place until the applicant has provided to the Local Planning Authority a report for approval identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by

renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. The approved scheme shall then be provided in accordance with these details 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 Unitary Development Plan and Policies EP22 and EP23 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

12. No development shall take place until the applicant has provided to the Local Planning Authority for approval an Environmental Performance Statement report including sustainable materials / water usage. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development.

Reason: To accord with Policies UD1 and UD18 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

13. Prior to the commencement of the use details of the public art feature(s) shall be submitted to and approved by the Local Planning Authority, and the feature(s) provided on site

Reason: To comply with Policy BE15 of the Unitary Development Plan and Policy UD16 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

14. 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 Unitary Development Plan are SP1, BE1, BE3, BE7, BE8, BE9, BE10, BE11, BE12, BE13, BE14, BE15, BE16, BE17, BE18, BE23, BE26, UC11, SP25, T23, T45, NC4, SP40 and CS2.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, SP3, UD1, UD2, UD4, UD5, UD6, UD10, UD11, UD13, UD14, UD16, UC12, SP11, SP12, SP15, EP12, EP13, EP14, EP15, EP22, EP23, SP16, T10, T11, T6, T30, NC4, SP30 and CS1. Planning Guidance Note 2 (the New Addington Regeneration Strategy) is also of relevance.

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.

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06/00456/P

16/02/2006

Ashburton

Application for full planning permission

Agent:

Mcaleer Projects

Kerrib Studios

Wren Mews

Lee High Road London

SE4 2SU

Applicant:

Skillcrown Homes Ltd

The Affinity Homes Group Ltd

Eden Park House

531 Upper Elmers End Road

Beckenham, Kent

BR3 3DE

Location: Pavement Square Lower Addiscombe Road and, 19, 21 and 23,  
Teevan Road, Croydon, CR0

Description: Demolition of existing buildings; erection of 1 three storey and 1 four storey buildings comprising a total of 28 two bedroom and 4 one bedroom flats; erection of a terrace of 5 two storey four bedroom houses with accommodation in roofspace and a terrace of 3 two storey three bedroom houses with accommodation in the roofspace; formation of vehicular access and provision of associated parking (amended location details)

Drawing No(s): 02/0655-20-Rev A, 02/0655-21-Rev B, 02/0655-22-Rev A, 02/0655-23-Rev A, 02/0655-24-Rev A, 02/0655-25-Rev A, 02/0655-26-Rev B, 02/0655-27-Rev A.

Decision: **Permission Granted, subject to the prior written conclusion of a Section 106 Agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Head of Planning Control**

Subject to the following conditions / reasons:

1. The approval of the Local Planning Authority shall be obtained with respect to the following matters before the development is begun:-
  - (1) visibility splays
  - (2) traffic signs within the site
  - (3) security lighting
  - (4) roads, footpaths and access routes within the site including levels and gradients
  - (5) refuse collection facilities
  - (6) any boundary walls and fences or other means of enclosing the site

(7) finished floor levels of the building(s) in relation to existing and proposed site levels

(8) any screen walls and fences

Reason: To ensure an acceptable standard of development having regard to the policies of the Unitary Development Plan and of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

2. The matters approved in compliance with Condition 1 shall be provided before any part of the development is occupied and shall be retained for so long as the development remains in existence.

Reason: To ensure that an acceptable standard of development is provided and retained

3. The following shall be provided as specified in the application before any part of the development is occupied and shall be retained for so long as the development remains in existence:-

- (1) parking arrangements
- (2) vehicular turning area
- (3) vehicular access and egress
- (4) garden and communal areas
- (5) rumble strips

Reason: To ensure an acceptable standard of development having regard to the Policies of the Unitary Development Plan and of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

4. No works on site shall commence until details of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. 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 Policies BE1 and BE13 of the Unitary Development Plan and Policy UD2 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

5. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement therefore, no enlargement of any dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of any dwelling) shall be carried out without the express permission of the Local Planning Authority

Reason: To protect the amenities of adjoining occupiers and the visual character of the area

6. An intrusive site investigation and assessment into the possibility of soil contamination shall be carried out to the approval of the Local Planning Authority before the development is begun and except with the prior written agreement of the Local Planning Authority, any remedial measures identified in the assessment shall be carried out to the approval of the Local Planning Authority before the development is begun

Reason: To ensure the safe development of potentially contaminated land in accordance with Policy EP8 of the Unitary Development Plan and Policy EP9

of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

7. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified EcoHomes report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes Post Construction Review shall be provided, verifying that the agreed standards have been met, prior to the first occupation of the development.  
Reason: To accord with Policies UD1 and UD18 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
8. No development shall take place until the applicant has provided to the Local Planning Authority a report for approval identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. The approved scheme shall then be provided in accordance with these details 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 Unitary Development Plan and Policies EP22 and EP23 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
9. A landscaping scheme to include existing and proposed planting shall be submitted to the Local Planning Authority for approval before the development is begun; when approved, the 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 BE14 of the Unitary Development Plan and Policy UD13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
10. A noise assessment shall be carried out to the approval of the Local Planning Authority before the development is begun and any remedial measures identified in the assessment as being necessary to maintain a suitable internal environment according to the Guidelines for Community Noise (World Health Organisation, 1999) shall be carried out to the approval of the Local Planning Authority before the development is occupied.  
Reason: To ensure that an acceptable standard of development is provided and maintained in accordance with Policy EP10 of the Unitary Development Plan and Policy EP5 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
11. Plans of the new street including levels, gradients, surface water drainage and

construction shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development; the foundation of the carriageway shall be constructed in accordance with the approved details prior to the commencement of other building operations unless otherwise agreed in writing by the Local Planning Authority; no part of the development shall be occupied until the approved details have been fully implemented.

Reason: To safeguard local amenity during the construction and to ensure that a satisfactory standard of development is provided and retained in accordance with Policy BE10 of the Unitary Development Plan and Policy UD10 of the Second deposit Draft Replacement Unitary Development Plan (the Croydon Plan)"

12. 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 Unitary Development Plan are SP1 – SP3, BE1, BE3 – BE18, BE23, SP9, RO15, SP10, SP11, NC1, NC2, NC4, SP12 – SP14, SP16, EP8, EP11, SP18 – SP19, SP23, T2, T4, T23, T30, T34, T38, T44 – T46, SP26 – SP29, EM8, SP30 – SP32, H2, H3, H8, H10, H11, H14 - H16 and H18.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1 – SP3, UD1, UD2, UD4 – UD6, UD10, UD11, UD13, UD14, UD16, UD18, SP6 – SP8, RO15, NC1, NC4, SP11 – SP13, SP15, Ep8- EP10, EP12, EP13, EP15, EP22, EP23, SP16, T6, T10, T11, T14, T30, T43, EM5, SP19 – SP24, H2, H4, H8, H10, H11, H13 and H13a.

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 safety of pedestrians and motorists on the adjacent highway
- (h) the safety and security of buildings and the spaces around them
- (i) accessibility to buildings
- (j) the housing policies of the development plan
- (k) sustainability issues
- (l) the recreational open space policies of the development plan

and having regard to all other matters raised.

Informative(s) :-

1. The applicant's attention is drawn to the following technical documents relevant to the assessment of human health risks arising from contaminants in soil (obtainable from the Environment Agency R&D Dissemination Centre, c/o WRc, Frankland Road, Blagrove, Swindon, Wilts SN5 8YF. (Tel 01793 865000; Fax

01793 865001); they can also be ordered on line via  
www.webookshop.com/ea/rdreport.nsf.):-

(1) CLEA (Contaminated Land Exposure Assessment) Contaminated Land Reports (CLR's) 7 - 10,

(2) the "CLEA 2002" software, available for downloading from  
<http://www.environment->

[agency.gov.uk/subjects/landquality/113813/274663/281779/?version=1&lang=\\_](http://www.environment-agency.gov.uk/subjects/landquality/113813/274663/281779/?version=1&lang=_)  
e and

(3) the Soil Guideline Values for individual substances (SGV)

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06/00558/P

09/02/2006

Addiscombe

Application for outline planning permission

Agent:  
CgMs Ltd  
Morley House  
26 Holborn Viaduct  
London  
EC1A 2AT

Applicant:  
Goldcrest Homes  
(Strategic Land) Ltd

Location: Land at Cherry Orchard Road (Opposite Oval Road), Cherry Orchard Road, Croydon, CR9

Description: Erection of a six storey building comprising 14 two bedroom flats; formation of vehicular access and provision of associated parking spaces

Drawing No(s): P/1.1, P/1.2

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposed scheme would result in the piecemeal development of an area of land available for redevelopment. As such the proposed building fails to maximise the potential of the land for housing purposes and fails to contribute to the promotion of sustainable patterns of development. As such, the proposal would be contrary to policies BE1, BE3, BE6, BE10, H10, SP23 and CC13 of the Adopted Unitary Development Plan and policies UD2, UD8, UD18, SP20, SP21, H10, SP16 and T30 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan), and Adopted Supplementary Planning Guidance 11 'Croydon Vision 2020'.
2. The application site has the potential to provide a residential development of more than 15 units which would normally require the provision of affordable housing. In the absence of such provision, the proposal would be contrary to policies SP24 and H13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) and Supplementary Planning Guidance 6 'Affordable Housing'.

06/00559/P

09/02/2006

Addiscombe

Application for outline planning permission

Agent:  
CgMs Ltd  
Morley House  
26 Holburn Viaduct  
London  
EC1A 2AT

Applicant:  
Goldcrest Homes  
(Strategic Land) Ltd

Location: Land Adj Amy Johnson House, 15 Cherry Orchard Road, Croydon, CR9

Description: Erection of an eight storey building comprising 14 two bedroom flats; formation of vehicular access and provision of associated parking spaces

Drawing No(s): P1.1A, P/1.2

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposed scheme would result in the piecemeal development of an area of land available for redevelopment. As such, the proposed building fails to maximise the potential of the land for housing purposes and fails to contribute to the promotion of sustainable patterns of development. As such, the proposal would be contrary to policies BE1, BE3, BE6, BE10, H10, SP23, and CC13 of the Adopted Unitary Development Plan and policies UD2, UD8, UD18, SP20, SP21, H10, SP16 and T30 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan), and Adopted Supplementary Planning Guidance 11 'Croydon Vision 2020'.
2. The application site has the potential to provide a residential development of more than 15 units which would normally require the provision of affordable housing. In the absence of such provision, the proposal would be contrary to policies SP24 and H13 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) and Supplementary Planning Guidance 6 'Affordable Housing'.
3. The site is located within an area identified as 'very high accessibility to public transport' and would therefore be suitable for zero on-site parking provision. The proposed provision of 7 car parking spaces would therefore fail to support the promotion of sustainable transport choices and to reduce growth in the number of motorised journeys. As such, the proposal would be contrary to policies SP23 and T6 of the Adopted Unitary Development Plan and policies SP16 and T30 of the Second Deposit Draft Replacement Unitary Development Plan ( the Croydon Plan).

06/00607/P

13/02/2006

Coulsdon West

Application for full planning permission

Agent:

Howard Associates

Parkfield

Rag Hill

Tatsfield Westerham, Kent

TN16 2LS

Applicant:

Barnfield Homes Ltd

PO Box 79

Sutton

Surrey

SM2 7WB

Location: 60 Woodmansterne Road, Coulsdon, CR5 2DF

Description: Erection of a two bedroom detached house and formation of vehicular access; provision of associated parking

Drawing No(s): H25/137 C

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposed development would be harmful to the character of the area and the open character of the Metropolitan Green Belt and thereby conflict with Policies BE1, SP7, SP11 and RO9 of the Unitary Development Plan and Policies UD2 and RO8 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
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