

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Thursday, 27 April 2006 at 7.00 pm

WRITTEN MINUTES - PART A

Present: Councillor Paul Scott (Chair);
Councillor Adrian Dennis (Vice-Chair);
Councillors Maria Gatland, Bernardette Khan, Shafi Khan,
Derek Loughborough, David Osland, Ian Payne, Raj Rajendran and
Christopher Wright.

Also Present: Councillors Graham Bass, Steve Hollands, Margaret Mead and
Jason Perry.

A51/06 MINUTES – 13 APRIL 2006

RESOLVED that the Minutes of the meeting held on 13 April be signed as
a correct record.

A52/06 DECLARATIONS OF INTEREST

Member's Name	Agenda Item No.	Type of Interest	Time of Declaration	Reason
Councillor Shafi Kahn	6.9	Personal	8.40 pm	Applicant know to me as a Community Member.
Councillor Bernardette Khan	6.9	Personal	8.40 pm	Applicant known to me.
Councillor Raj Rajendran	6.9	Personal	8.40 pm	Personal friend.
Councillor Ian Payne	6.9	Personal	8.40 pm	Applicant known to me through my work as a Cabinet Member.
Councillor Paul Scott	6.10	Personal and Prejudicial	8.44 pm	Applicant is my previous employer to whom I have given planning advice.

A53/06 URGENT BUSINESS (If any)

None.

A54/06 EXEMPT ITEMS

RESOLVED that the allocation of business between Part A and Part B of the Agenda be confirmed.

A55/06 PLANNING APPLICATIONS
(Agenda Item No. 6)

Application(s) to which a member of the Council has made a referral:

(1) 05/0291/P 3 The Spinney, Purley

Decision: Grant Permission

The Head of Planning Control reported the following:

1. Since the Committee report was prepared an error in the has been identified at paragraph 3.11 which reads at one point:

“The building as approved would have been 1.3 metres from the front boundary of the plot. Accurately plotted the building would be 1.4 metres at this point.”

This section should say:

“The building as approved would have been **13** metres from the front boundary of the plot. Accurately plotted the building would be **14** metres at this point.”

2. The application was originally submitted as an outline. It was subsequently amended by letter to be a full application. The report and conditions, however, deal with the application as an outline application as per the original application form. The report therefore needs to be amended to relate to a full application for planning permission. Recommended conditions appropriate to a full permission are attached to this report as an appendix to replace those originally recommended for an outline permission.
3. The neighbouring occupier has been visited by an officer to view the bungalow as constructed from their property. Photographs from this property are available to the committee to view.

(2) 05/05116/P 5/6/7 The Forestdale Centre, Featherbed Lane, Croydon

Decision: Grant Permission.

The Head of Planning Control reported the following:

Since the committee report was written ten letters in support of the application from nearby occupiers and elsewhere have been received in support of the application proposal.

A letter has also been received from the managing agents of the property stating that the retail unit has been actively marketed in conjunction with two local commercial property agents, Linays Commercial and Baxter Philips, since it became vacant on 11 March 2005. The applicant of the current proposal has been the only potential tenant for the unit.

(3) 06/00038/P Whyteacres, 37 Cullesden Road, Kenley

Decision: Grant Permission subject to 2 additional conditions relating to acceptable fencing and the submission of Management Plan to include a contact for local residents and acceptable use of external lighting.

The Head of Planning Control reported the following:

A letter had been received from the local MP Richard Ottaway supporting the objections to the development.

- A letter containing a list of other care home properties in the area, photographs, an objection letter and attached appendices of Development Control Advice Note 9 and a letter from Care Providers Limited has been received from the resident of 35 Cullesden Road. The objection letter and appendices is a copy of what has previously been submitted. It was requested that Committee Members have this information.
- A further email has been received in response to the Committee Report. Further objections were raised including traffic problems as the property is on a bend and the intrusion the care home will cause, in particular to children. Reference is made to a letter from Care Providers Limited that was attached to the initial letter of objection. This letter refers to mainly medical and management issues. A list of 10 care homes in the wider vicinity is also given.
- A letter from Mr Graham, acting on behalf of applicant, has been received. This states the applicant has not had enough time and information to prepare his case.

(4) 06/00603/P 1A – 2A St Peter’s Street, South Croydon

Decision: Refuse Permission.

The Head of Planning Control reported the following:

Referral received from Councillor Jason Perry:

“The proposal is a cramped overdevelopment which will result in a lack of amenity for new residents and loss of amenity for adjoining residents. The lack of parking provision will further exacerbate the difficult parking situation in St Peter’s Street. The development will be detrimental to the street scene”.

Application(s) which involve a Departure from the Development Plan and to which a Member of the Council has made a referral:-

(5) 06/00420/PR Lloyd Park, Coombe Road, Croydon

Decision: Grant Permission

The Head of Planning Control reported the following:

It should be noted that the incorrect report was included within the main agenda. However the correct report was circulated separately. The recommendation and plans are nevertheless as detailed in the main agenda.

In addition, it is proposed to add a further item to condition 3 (approval of details), as follows:-

“(4) Details of the green roof and green walls to both buildings”

Other Applications:-

(6) 05/05140/P Bank, 76 Westow Hill, SE19

Decision: Grant Permission

(7) 06/05406/P 225 Coulsdon Road, Coulsdon

Decision: Grant Permission subject to a change to condition 1(1) limiting closing to 23:00 hours on Mondays to Saturdays.

(8) 06/00477/P 15A Normanton Road, South Croydon

Decision: Grant Permission subject to an additional condition requiring approval of the detailed design of the building.

(9) 06/00603/P 153 Langdale Road, Thornton Heath

Decision: Grant Permission

(10) 06/00689/P Land & Premises, Lambert’s Place, Croydon

Decision: Grant Permission

The Head of Planning Control reported the following:

The plan numbers omitted from the agenda recommendation page are as follows:

GBA/01, OCA/2, 0001Rev D2, 100 RevD2, 101 Rev D2, 102 RevD2, 103 RevD2, 104 revD2.

(11) 06/00707/P 159 Beauchamp Road, SE19

Decision: Grant Permission.

The Head of Planning Control reported the following:

- Reference in the Agenda to Drawing No(s) should read: 05.5941.100 Rev E and not Rev A in respect of the proposed site layout drawing.
- Following submission of a historical site review and ground appraisal report, the scientific officer has recommended that Condition No 12 in respect of contaminated land be modified as follows:-
- Before the development is begun an intrusive site investigation and assessment into the possibility of soil, water and gaseous contamination must be carried out to the approval of the Local Planning Authority. The investigation report shall include a risk assessment and details of remediation if required.
- Remedial works which are shown to be required must be approved by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building. A validation report detailing evidence of all remedial work carried out must be submitted to and approved in writing by the Local Planning Authority at the conclusion of the work and before any occupation of the properties.
- The developer shall notify the Local Planning Authority of any on site contamination not initially identified by the site investigation so that an officer of the Council may attend the site and agree any appropriate remedial action.

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)

- An amended drawing 05.5941.103D has been received showing a pitch roof in lieu of the flat roof to the rear wing extension of the replacement unit fronting Beauchamp Road. This replicates the traditional roof layout of the terrace and is considered acceptable.

(12) 06/00721/P 94 Chatsworth Road, Croydon

Decision: Refuse Permission

(13) 06/00821/P 199-203 St James's Road, Croydon

Decision: Application Withdrawn

This application has been Withdrawn by the applicant's agent.

A56/06 RECENT APPEAL DECISIONS
(Agenda Item No. 7)

RESOLVED subject to it being noted that regarding the 7(F) 04/02668/P 5B Furze Hill, Purley,

Description should read:

“Retention of detached three bedroom house/chalet bungalow with attached double garage and partial basement to include the re-roofing of the building: boundary fencing up to 2.2m high and summerhouse at No.5b: erection of retaining walls and alterations to vehicular access at Nos.5 and 5b”

that the decisions indicated as set out in the attached Appendix B in respect of items (A) – (M) be noted.

A57/06 FORTHCOMING PLANNING INQUIRIES
(Agenda Item No. 7)

RESOLVED that the forthcoming Planning Inquiries as set out in the attached Appendix C in respect of items (A) – (D) be noted.

Other Items

A58/06 06/00640/C INGLEWOOD HOUSE, 95 CROWN DALE, SE19

RESOLVED that the application be withdrawn.

The Head of Planning Control reported the following:

This application was refused by Lambeth Council on 22 March 2006. As a result the proposal has been withdrawn from tonight's agenda

A59/06 QUARTERLY PLANNING CONTROL STATISTICS

RESOLVED that the report be noted.

AGENDA - PART B

None.

The meeting ended at 9.01 p.m.

05/04291/P

07/10/2005

Purley

Application for full planning permission

Applicant:

Gallagher & Richard Developments Ltd

47 Station Approach

Hayes

Kent

BR2 7EB

Location: 3 The Spinney, Purley

Description: Erection of detached 4 bedroom chalet bungalow and detached garage; formation of vehicular access onto Warren Road

Drawing No(s): H24/100; H24/101c; H24/102; H24/103

Decision: **Permission Granted**

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

1. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, no window or glazed door shall be constructed in the side elevations of the dwelling hereby permitted, without the express permission of the Local Planning Authority
Reason: To protect the amenities of adjoining occupiers and the visual character of the area
2. Prior to the proposed access onto Warren Road being brought into use, visibility splays of 1.5m by 1.5m shall be provided and thereafter retained for so long as the development remains in existence. Within the area of each splay there shall be no obstructions, including planting, above 0.6m in height.
Reason: To ensure an acceptable level of highway safety 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).
3. 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) garage and parking area.
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. The existing trees and 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).

5. A landscaping scheme to include existing and proposed planting shall be submitted to the Local Planning Authority for approval and 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 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 Policies BE1, BE3, BE10-11, BE16-17, SP11, NC3-4, H2, H3 and H11.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are Policies SP3, UD2, UD6, UD10-11, SP11, NC3-4, H2 and H4.

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
- and having regard to all other matters raised.

Informative(s) :-

1. In respect of Condition 5 (landscaping) the applicant's attention is drawn to the request from the adjoining occupier and Members of the Development Control Committee to provide planting either within the site or outside of the site to help obscure the north-western flank wall of the new house when viewed from 1 The Spinney. It is recommended that details of any such planting are shown on landscape plans submitted for approval pursuant to condition 5 of the planning permission.

05/05116/P

25/11/2005

Heathfield

Application for full planning permission

Applicant:

Mr H A McDermott

29 Glebe Hyrst

South Croydon

Surrey

CR2 9JG

Location: 5/6/7, The Forestdale Centre, Featherbed Lane, Croydon, CRO 9AS

Description: Alterations and use of no 6 for purposes within class A3 (restaurant) in connection with existing use of no 5; use of no 7 for purposes within class A5 (hot food take away)

Drawing No(s): 05/FOR/01, 02

Decision: **Permission Granted**

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

1. 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 SP36 and SH14.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP25 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 safety of pedestrians and motorists on the adjacent highway
- (e) the safety and security of buildings and the spaces around them
- (f) accessibility to buildings
- (g) the shopping policies of the development plan
- (h) sustainability issues
- (i) the environmental protection policies of the development plan

(j) the residential amenity of nearby residential occupiers and having regard to all other matters raised.

05/05140/P

24/01/2006

Upper Norwood

Application for full planning permission

Applicant:
Evan 19 Limited
5 High Street
Beckenham
Kent
BR3 1AZ

Location: Bank, 76 Westow Hill, Upper Norwood, London, SE19

Description: Alterations; use of basement and ground floors for purposes within Class A4 (pubs and bars)

Drawing No(s): 001-002

Decision: **Permission Granted**

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

1. The use hereby permitted shall not be begun until a sound insulation scheme and noise assessment for protecting the residential flats above the proposed use has been submitted to and approved by the Local Planning Authority. Once approved, the scheme shall be implemented on site prior to the use commencing and shall be retained for so long as the development remains in existence.

Reason: To protect the amenities of adjoining occupiers.

2. The premises shall not be open to the public except:-
 - (1) between 11:00am and midnight Monday-Wednesday, Sundays and Bank Holidays,
 - (2) between 11:00am and 01:00 on Thursdays,
 - (3) between 11:00am and 01:30 on Fridays
 - (4) between 11:00am and 02:00 on Saturdays.

Reason: To protect the amenities of adjoining occupiers.

3. The fire escape shall be for use in an emergency only and for no other purpose unless otherwise previously approved in writing by the Local Planning Authority.

Reason: To protect the residential amenities of adjoining occupiers in accordance with Policies SP4, EP10 and SH10 of the Unitary Development Plan and Policies SP4, EP5 and SH4 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

4. Details of the proposed air conditioning units shall be submitted to and approved in writing by the Local Planning Authority. Once approved these details shall be provided on site before the use commences and retained

thereafter for so long as the development remains in existence.

Reason: To ensure that the development does not prejudice the amenities of the locality by reason of noise and/or vibration.

5. The application premises shall be used only for purposes within Class A4 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987.

Reason: To protect the amenities of adjoining occupiers

6. No food shall be cooked on the premises.

Reason: To protect the amenities of adjoining occupiers

7. 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 SP4, EP10 and SH10.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP4, EP5 and SH4.

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

- (a) the relationship of the development to adjacent property
- (b) the character of the development in the surrounding area
- (c) accessibility to buildings
- (d) the shopping policies of the development plan
- (e) the environmental protection policies of the development plan

and having regard to all other matters raised.

Informative(s) :-

1. Once details of the ventilation system have been received, it shall be installed as described in the application and on the approved drawings. Any changes shall be notified to the London Borough of Croydon (the Council) prior to any works commencing. No work shall be undertaken until approval has been received from the Council. Ventilation, once installed, shall be operated within the parameters established by the manufacturer with a view to avoiding any nuisance from odours and/or noise to neighbouring properties. Upon commissioning, the ventilation system will be structurally sound and secure to allow the passage of odours from the point of entry to egress without any leaks or undue noise. From then on, the ducting will be maintained in accordance with the manufacturers instructions with appropriate cleaning, replacement or repair as necessary. Records shall be kept of all maintenance work undertaken on the ventilation system.

05/05406/P

16/12/2005

Coulsdon East

Application for full planning permission

Agent:
MDH Building and Drawing Services
247 Lewisham Way
London
SE4 1XF

Applicant:
Mr and Mrs Creeley

Location: 225 Coulsdon Road, Coulsdon, CR5 1EN

Description: Alterations and use of ground floor for purposes within class A5 (hot food take away) and erection of extract ducting at side

Drawing No(s): 051210, 01

Decision: Permission Granted

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

1. The application premises shall not be used except:-
 - (1) between 11:00 hours and 23:00 hours on Mondays to Saturdays
 - (2) between 11:00 hours and 22:30 SundayReason: To protect the amenities of adjoining occupiers
2. The extract duct shall be installed as approved before the use commences 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 use of the premises for hot food take away purposes shall not commence until the owner has made arrangements with the Council for the provision of a litter bin(s) in the vicinity of the site.
Reason: To ensure that provision is made for litter likely to be generated by the proposed hot food take away use in accordance with Policy EP6 of the Unitary Development Plan and Policy EP17 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).
4. 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, BE7, BE10, BE11, BE12, BE13, BE16, BE17, BE19, BE26, EP6-7, EP10-11 and SH14.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1-3, UD2, UD5, UD6, UD10-11, UD14, EP2, EP5, EP6, EP17 and SH6. These policies are further amended by Proposed Modifications dated February 2006.

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 shopping area policies of the development plan

and having regard to all other matters raised.

06/00038/P

05/01/2006

Kenley

Application for full planning permission

Applicant:

Mr J Rampersad
477 Brighton Road
South Croydon
Surrey
CR2 6EN

Location: Whyteacres, 37 Cullerden Road, Kenley, CR8 5LR

Description: Use as residential care home for a maximum of 6 persons with mild or moderate learning disabilities

Drawing No(s): Not numbered: ground floor plan dated 03.01.06 (amended 24.01.06) and first floor plan dated 03.01.06

Decision: **Permission Granted**

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

1. No new windows shall be provided in the north western and south eastern elevations
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)
2. The maximum number of residents shall be restricted to 6 at any one time.
Reason: To protect the amenity 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)
3. The premises shall only be used for adults between the ages of 18 and 65 with only Mild or Moderate Learning Disabilities and not with challenging behaviours, as defined by Social Services' Community Care Assessments and as confirmed in the Commission for Social Care Inspection Registration Certificate for the premises and for no other purpose within Class C2 of the

Schedule to the Town and Country Planning (Use Classes) Order, 1987

Reason: To protect the amenity 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)

4. The utility room shall not be used except between 0800 hours and 2200 hours
Reason: To protect the amenities of adjoining occupiers
5. The approval of the Local Planning Authority shall be obtained with respect to the boundary treatment of the property with neighbouring properties and the approved details shall be implemented as agreed prior to the occupation of the property for the use hereby granted.
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).
6. Prior to the first use of the property as a residential care home a Management Plan shall be submitted to the Local Planning Authority for approval which shall be implemented as agreed. The Management Plan shall include details of staffing arrangements, parking provision, landscaping maintenance, external lighting mechanisms and methods for allowing nearby residents to address issues of concern that may arise from the proposed use.
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).
7. 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, BE2, BE3, BE16, BE17, T23, T46, H1, H14, H17, SP40 and CS2.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP3, UD2, UD6, T30, T43, H1, H11, H12, SP30 and CS1. These policies are further amended by Proposed Modifications dated February 2006.

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

- (a) the provision of satisfactory living accommodation for future residents
- (b) the impact on the amenities of the occupiers of adjacent properties
- (c) the privacy of occupiers of adjacent properties
- (d) accessibility to buildings
- (e) the housing policies of the development plan
- (f) the safety of pedestrians and motorists on the adjacent highway
- (g) the community services policies of the development plan

and having regard to all other matters raised.

06/00420/PR

06/02/2006

Fairfield

Application for planning permission under Regulation 3

Agent:

DTZ Pidea Consulting
One Curzon Street
London
W1A 5PZ

Applicant:

London Borough of Croydon
Assets and Facilities Division
(Michael Close)

Location: Lloyd Park, Coombe Road, Croydon

Description: Demolition of existing pavilion; erection of replacement pavilion and a building to house ventilation and control equipment and access to Croydon Cable Tunnel; alterations to access and public car park

Drawing No(s): XU0218-AR-220 P1, 221 P1, 222 P1, 223 P1, 227 P2, ,229 P1, 230 P1, 231 P1, 233 P1, 234 P1, 235 P1 and 236 P1.

Decision: **Permission Granted**

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

1. Prior to the commencement of any building or engineering operations on the site (including the construction of the shaft), a Construction Method Statement shall be submitted to the local planning authority for approval. The Statement shall include the following information for each phase of development and shall only be implemented as approved:-
 - (1) hours of construction,
 - (2) hours and number of vehicle movements associated with the construction,
 - (3) parking of vehicles associated with deliveries, site personnel, operatives and visitors,
 - (4) loading and unloading of plant and materials,
 - (5) siting of any site huts and other temporary structures,
 - (6) storage of plant and materials used in constructing the development,
 - (7) public access arrangements to the car park, public toilets and pavilion building or any temporary replacement facilities,
 - (8) the proposed reinstatement of land following completion of the development.

Reason: To ensure that the development does not prejudice the free flow of pedestrian and vehicular traffic and conditions of safety on the highway and to minimise inconvenience to users of the park in accordance with the policies of the Unitary Development Plan.

2. Unless otherwise agreed in writing with the local planning authority the pavilion building as indicated on the approved plans shall be constructed at the same time as the construction of the headhouse, and the pavilion building and public parking areas shall be completed within three years of the Notice of Intention of Commencement of Development on any part of the site.

Reason: To ensure a comprehensive development and minimise the impact of any development works on the amenities of the park and local residents in accordance with the Policies of the Unitary Development Plan and the Second

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

3. The approval of the Local Planning Authority shall be obtained with respect to the following matters and such details shall only be implemented as approved unless otherwise agreed in writing with the Local Planning Authority:-
 - (1) finished floor levels of the buildings in relation to existing and proposed site levels.
 - (2) details of any ventilation or other equipment to be housed in the buildings that may have an impact on nearby residential properties in terms of noise, fumes, or vibration.
 - (3) details of the surfacing materials to the car park following completion of the development.
 - (4) details of the green roof and green walls to both buildingsReason: 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. 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 within 6 months of the completion of the external part of the building 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)
5. 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)
6. 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 BE1, BE3, BE6-BE15, BE17, BE18, BE23, IM2, IM3, RO1, RO4, RO8, RO9, RO16-RO18, RO19, R20, EP7, EP11, T6, T23, T46 and CS5.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are UD1, UD2, UD4, UD6, UD9, UD13,

RO1, RO7, RO8, RO16, RO17, RO18, RO19, EP1, EP5, EP6, EP12, T6, T30 and CS4.

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 and vegetation
- (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) sustainability issues
- (l) the recreational open space policies of the development plan
- (m) the impact on the Green Belt
- (n) the strategic implications of the development

and having regard to all other matters raised.

06/00477/P

03/02/2006

Croham

Application for full planning permission

Agent:

C W Medway
Williams Medway
Bonny Cross
The Holloway
Harwell Oxon
OX11 OLS

Applicant:

To To Worldwide Property Ltd
C/O T Mir
Drakesfield Est Ltd
106 Merton High Street London
SW19 1BD

Location: 15A Normanton Road, South Croydon

Description: Demolition of existing building; erection of two storey building with accommodation in roofspace comprising 3 two bedroom and 3 one bedroom flats and provision of associated parking

Drawing No(s): 02294/1; 0226; 02291/2; 02293/2; 02291B; 02295/E; 01251; location plan.

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 those in Section A shall also be retained for so long as the development remains in existence.

Section A

- (1) car parking arrangements

- (2) vehicular turning area
- (3) visibility splays
- (4) security lighting and gates

Section B

- (5) refuse collection facilities
- (6) finished floor levels of the building in relation to existing and proposed site levels
- (7) boundary walls and fences

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

2. No works on site shall commence until details of the external facing materials of the building 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)

3. The approval of the Local Planning Authority shall be obtained with respect to the following matters before the development is begun:-

- (1) siting and external appearance of the bicycle store
- (2) siting and external appearance of the refuse store
- (3) external appearance of the security gates
- (4) the external appearance of the building shown on drawings at a scale of not less than 1:50 and at 1:20 for decorative details

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. 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)

5. Unless otherwise agreed in writing by the Local Planning Authority the areas identified on the submitted drawings for planting shall be permanently retained for that purpose.

Reason: To enhance the appearance of the development and to maintain a contribution to the visual amenity of the locality 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. Prior to the commencement of works on site including those for demolition, drainage and foundations, a scheme shall be submitted for approval to the Local Planning Authority specifying the means by which those trees to be retained shall be protected during the works. The approved scheme shall be implemented on site prior to commencement and retained for the duration of the works.
Reason: To ensure the survival of the existing trees that contribute to the visual amenity of the area, 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. No window shall be provided in the southern elevation other than as specified in the application
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 windows in the southern elevation shall be retained in the form specified in the application 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)

12. Before the development has begun the applicant is required to supply a report to the Local Planning Authority which will detail the site's previous historical uses.

Should the review of the site history provide a reason to suspect the possibility of contamination, then a further more detailed investigation shall be carried out. This shall be an intrusive site investigation and assessment into the possibility of soil, water and gaseous contamination which must be carried out to the approval of the Local Planning Authority. The investigation report to be supplied to the Local Planning Authority shall include a risk assessment and details of remediation if required.

Remedial works must be agreed with the Local Planning Authority before any such works are carried out. A validation report detailing evidence of all remedial work must be submitted to and approved in writing by the Local Planning Authority.

The developer shall notify the Local Planning Authority of any on-site contamination identified by the site investigation so that an Officer of the Council may attend the site and agree an appropriate remedial action.

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)

13. 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 to BE7, BE10, BE11, BE12 to BE14, BE16 to BE18, BE23, BE26, SP11, NC4, EP11, T6, T23, SP30-32, H2, H3, H8 and H11.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1-SP3, UD1, UD2, UD4, UD5, UD6, UD10, UD11, UD13, UD14, RO15, NC4, EP1, EP4, EP5, EP22, EP23, T30, T31, SP20, SP22, H2, H4 and H8.

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

and having regard to all other matters raised.

Informative(s) :-

1. The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites" before commencing work on the site. The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.
2. Your attention is drawn to the requirements of the Party Wall Etc Act 1996 in relation to work close to or on a neighbours building or boundary

06/00536/P

08/03/2006

Croham

Application for full planning permission

Agent:

Mr L Richardson
"Firs Cottage"
Firs Road
Kenley Surrey
CR8 5LD

Applicant:

Foxley Hall Ltd
28 Croham Road
South Croydon
Surrey
CR2 7BA

Location: 1A-2A St. Peter's Street, South Croydon, CR2

Description: Demolition of existing buildings; erection of two storey building with accommodation in roofspace comprising 12 one bedroom flats; and provision of associated parking spaces

Drawing No(s): 1331, 1331/1, 1331/2, 1331/3

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposed development, by reason of its mass, bulk, roof form and poor design would result in a poor relationship with the adjacent property and an incongruous, discordant and visually intrusive form of development, out of keeping with and detrimental to the character and appearance of the streetscene and area, and to visual amenities in general. As such, the proposal is contrary to policies SP1, BE1, BE3 and H2 of the Adopted Unitary Development Plan, and policies SP3, UD2, and H2 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).
2. The proposed development would result in a poor living environment for future

residents by virtue of noise and disturbance and poor outlook due to the proximity of the residential building to the car parking area. As such the proposal is contrary to policies BE1 and BE11 of the Adopted Unitary Development Plan and UD6 and UD10 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).

3. The proposed rear parking area would provide inadequate on site manoeuvring space and would result in vehicles reversing on to St. Peter's Street to the detriment of highway and pedestrian safety. As such the proposal is contrary to policies BE11 and T46 of the Adopted Unitary Development Plan and policies UD10, UD11 and T43 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan).
4. Adequate information has not been submitted with the application to satisfy the Council that the development would achieve an Ecohomes 'excellent' rating and that 10% of the premises energy requirements would be met through renewable sources. As such the proposal is contrary to policy BE23 of the Unitary Development Plan and policies UD1 and EP23 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

06/00603/P

20/02/2006

Bensham Manor

Application for full planning permission

Agent:
Agenda 21 Architects
2 Sebastian Street
London
EC1V 0HE

Applicant:
Mr V Chandra Babu

Location: 153 Langdale Road, Thornton Heath, CR7 7PX

Description: Alterations; conversion to form 3 one bedroom and 1 two bedroom flats; erection of single storey rear extension and installation of rooflights in front and rear roof slopes; formation of vehicular access and provision of associated parking

Drawing No(s): 0674/001, 0674/002, 0674/003, 0674/004/B, 0674/005/B, 0674/006/B

Decision: **Permission Granted**

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

1. 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
2. All new external work and work of making good shall be carried out in materials to match the existing.
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)

3. No window shall be provided in any elevation other than as specified in the application
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)
4. 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) visibility splays
 - (3) garden and communal areasReason: 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)

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, BE10, BE11, BE12, BE13, BE17, BE18, H7, T23, T46, SP31, and H4.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP3, UD2, UD6, UD11, T30, T43, SP22, H6, Supplementary Planning Guidance Note No. 2 on Residential Extensions, and Draft Supplementary Planning Guidance Note No. 7 on Residential Conversions.

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.
-

06/00689/P

17/02/2006

Selhurst

Application for full planning permission

Agent:
Bennett Urban Planning
1 America Street
London
SE1 ONE

Applicant:
Stonewest Ltd
C/O AGENT

Location: Land And Premises, Lambert's Place, Croydon, CR0

Description: Demolition of existing buildings; erection of four storey building for use as offices within class B1 with ancillary materials library; erection of a terrace of 9 three storey three bedroom houses and provision of associated parking

Drawing No(s): GBA/01, OCA/2, 0001Rev D2, 100 RevD2, 101 Rev D2, 102 RevD2, 103 RevD2, 104 revD2,

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) 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:-

- (1) security lighting
- (2) refuse collection facilities
- (3) any boundary walls and fences or other means of enclosing the site
- (4) 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. Unless otherwise previously agreed by the Local Planning Authority in writing 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. 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) vehicular turning area
- (3) visibility splays
- (4) vehicular access and egress

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. 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)

6. 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

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 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)

10. The windows in the eastern elevation of the residential buildings shall be retained in the form specified in the application for so long as the development remains in existence

Reason: To protect the amenities of the future occupiers in accordance with Policy EP10 of the Unitary Development Plan and the Supplementary Planning Guidance Note No.2 on Residential Extensions and Policy EP6 and EP7 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

11. Unless otherwise previously agreed by the Local Planning Authority in writing no work shall commence on site until detailed information, samples and drawings have been submitted for approval by the Council's Urban Design and Arts Development officers with regard to all external hard landscaping works (including proposed wall, railings and paving areas) and designed in conjunction with a professional artist, as stated in the letter dated 5/5/2005 by Bill Dunster Architects. Once approved the features shall be provided on site prior to the first occupation of the development and thereafter retained for so long as the development remains in existence.

Reason: To ensure the appearance of the development is satisfactory in accordance with Policy BE15 of the Unitary Development Plan and Policy UD16 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

12. Before the development is begun an intrusive site investigation and assessment into the possibility of soil, water and gaseous contamination must be carried out to the approval of the Local Planning Authority. The investigation report shall include a risk assessment and details of remediation if required.

Remedial works which are shown to be required must be approved by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building.

A validation report detailing evidence of all remedial work carried out must be submitted to and approved in writing by the Local Planning Authority.

The developer shall notify the Local Planning Authority of any on site contamination not initially identified by the site investigation so that an officer of the Council may attend the site and agree any appropriate remedial action.

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)

13. Prior to the occupation of the development details of a Green Travel Plan shall be submitted to and approved by the Local Planning Authority; the development shall operate only in accordance with the approved details

Reason: To satisfy sustainable development objectives

14. The proposed materials library (135sqm) shall be provided as specified in the application and will not be used for any other purposes and shall be retained for so long as the development remains in existence.

Reason: To ensure an acceptable development having regard to the policies of the Unitary Development Plan and 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- BE18, BE23, BE26, BE27, SP12 – SP13, SP16, EP8, EP10, SP18, SP21, T23, T46, SP26, SP27, SP29, EM1, EM8, EM10, EP11, SP30 – SP32, H2, H11, H16 and H18.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, SP3, UD1, UD2, UD4 – UD6, UD10, UD11, UD13, UD14, UD16, UD18, SP11, SP12, SP15, EP1, EP5, EP6, EP7, EP8, EP9, EP12, EP13, EP15, EP16, T16, T6, T30, T43, SP17, EM1, EM5, SP19 - SP24, H2, 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 employment policies of the development plan

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

and having regard to all other matters raised.

06/00707/P

20/02/2006

Upper Norwood

Application for full planning permission

Agent:

CHBC Architects
3 Kings Court
Willie Snaith Road
Newmarket Suffolk
CB8 7SG

Applicant:

Hambridge Homes
Hambridge House
344 Croydon Road
Beckenham Kent
BR3 4EX

Location: 159 Beauchamp Road, Upper Norwood, London, SE19 3DA

Description: Demolition of existing building; erection of a terrace of 4 three bedroom houses and 1 semi detached two bedroom house; formation of vehicular access and provision of associated parking

Drawing No(s): 05.5941.100RevE; 101RevD; 102 Rev E; 103RevD

Decision: **Permission Granted**

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:-
 - Section A
 - (1) security lighting and outdoor lighting
 - (2) acoustic boundary wall
 - Section B
 - (3) roads, footpaths and access routes within the site including levels and gradients
 - (4) refuse collection facilities
 - (5) any boundary walls and fences or other means of enclosing the site not listed in 'A' above
 - (6) 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 matters approved in compliance with Condition 1A 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. 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) vehicular turning area
- (3) sight lines
- (4) visibility splays
- (5) vehicular access and egress and internal driveway

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 wall and roof facing and ground surfacing 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. All making good shall be carried out in materials to match the existing terrace property.

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)

6. A landscaping scheme to include existing and proposed planting and hard and soft landscaping 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)

7. Prior to the commencement of works on site including those for demolition, drainage and foundations, a scheme shall be submitted for approval to the

Local Planning Authority specifying the means by which those trees to be retained shall be protected during the works. The approved scheme shall be implemented on site prior to commencement and retained for the duration of the works.

Reason: To ensure the survival of the existing trees that contribute to the visual amenity of the area, 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 window, glazed door or roof window other than specified shall be formed in the following elevations or roof planes of the new four unit terraced block at or above first floor level:-

- (1) north-western
- (2) north-eastern
- (3) south-eastern
- (4) south-western

Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

9. The first floor bathroom and landing windows and second floor gable windows to the north-eastern elevation of the 4 unit terrace block shall be fitted with obscure glazing and be non-openable below 1.75m above adjacent floor level and shall be maintained as such at all times.

Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

10. No window shall be provided in the north-west elevation of the replacement house fronting Beauchamp Road other than as specified in the application.

Reason: To protect the privacy of adjoining occupiers in accordance with Policy BE17 of the Unitary Development Plan and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

11. 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

12. 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)

13. 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, BE10, BE11, BE12, BE13, BE14, BE16, BE17, BE18, BE23, UC11, T23, T27, T46, SP30, SP31, H2, H3, H8, H10, H11.
2. The relevant policies of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, SP3, SP4, SP20, SP21, SP22, UD1, UD2 (1, 2 & 3), UD4, UD5, UD6, UD11, UD13, UD14, T30, H2, H4, H8, 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 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) sustainability issues
 - (l) the urban design policies of the development plan
 - (m) the nature conservation policies of the development plan
 - (n) the environmental protection policies of the development plan
 - (o) the provision of satisfactory living accommodation for future residents
- and having regard to all other matters raised.

Informative(s) :-

1. The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites" before commencing work on the site. The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.
2. Your attention is drawn to the requirements of the Party Wall Etc Act 1996 in relation to work close to or on a neighbours building or boundary
3. 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=_e and
- (3) the Soil Guideline Values for individual substances (SGV)

06/00721/P

21/02/2006

Fairfield

Application for full planning permission

Agent:

MHK Architects

The Pavilions

35a Brighton Road

South Croydon Surrey

CR2 6EB

Applicant:

Castlerock Capital Ltd

Blackwell House

Guildhall Yard

London

EC2V 5AE

Location: 94 Chatsworth Road, Croydon, CR0 1HB

Description: Demolition of existing buildings; erection of 4/5 storey building comprising 1 one bedroom flat, 11 two bedroom flats and 1 three bedroom flat; formation of vehicular access and provision of eight parking spaces and cycle parking

Drawing No(s): 2405-01, 2405-02, 2405-03, 2405-04

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposal would result in unsatisfactory living accommodation for future occupiers by providing poor outlook, with particular respect to flats 6, 9 & 12. This would be contrary to Policy BE1 of the Unitary Development Plan and Policy UD2 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
2. Inadequate provision is made for disabled car parking within the site and the development would thereby conflict with Policy T23 of the Unitary Development Plan and Policy T30 of the Second Deposit Draft Replacement Unitary Development Plan (The Croydon Plan)
3. The proposal would provide an excessive amount of parking and thus would not promote sustainable modes of travel. It would thereby be contrary to Policies SP18, T6 & T23 of the Unitary Development Plan and Policies SP16, T6 & T30 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
4. The development would result in an unsatisfactory residential environment being provided for the occupiers of the proposed dwellings by reason of the inadequate private amenity space and would thereby conflict with Policy H11

of the Unitary Development Plan and Policy UD6 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

5. The proposal would not generate 10% of its energy from renewable sources and thus would be contrary to Policy EP16 of the Unitary Development Plan and Policy EP23 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)
6. The proposal does not include a contribution towards open space provision or sustainable transport provision within the borough and thus would be contrary to Policy RO15 of the Unitary Development Plan and Policies T6 & RO15 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon Plan) and Planning Guidance Note No.1 (Planning Obligations).
7. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of loss of privacy 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)

06/00821/P

02/03/2006

Selhurst

Application for outline planning permission

Agent:
West and Partners
Isambard House
60 Weston Street
London
SE1 3QJ

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

Location: 199-203 St. James's Road, Croydon, CR0

Description: Demolition of existing buildings; erection of 2 buildings for use within class B1(c) (Light Industry) use and 1 four storey building comprising 32 two bedroom flats; formation of access road and provision of associated car parking

Drawing No(s): 0152-01,02,03,04,05,06

Decision: **Application Withdrawn**
