

05/01667/P

11/05/2005

Upper Norwood

Application for outline planning permission

Agent:

Howard Sharp & Partners
79 Great Peter Street
Westminster
London
SW1P 2EZ

Applicant:

Morscott 100 Limited
The Hall
Peyton Place
London
SE10 8RS

Location: St. Margaret's C Of E Church, Chevening Road, Upper Norwood, London, SE19

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

Drawing No(s): 21A ; 22B

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 reserved matters before the development is begun:-

- (1) design of the building(s)
- (2) external appearance of the building(s)
- (3) landscaping of the site

Reason: These matters were not submitted for consideration as part of the application.

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

Section A

- (1) visibility splays
- (2) security lighting
- (3) parking arrangements
- (4) cycle store
- (5) bin store
- (6) details of how the design would include features that allow access for roosting bats

Section B

- (7) boundary walls and fences

Reason: To ensure an acceptable standard of development having regard to the policies of the Unitary Development Plan.

3. Any application for approval of the reserved matters referred to in Condition 1 shall be made to the Local Planning Authority within three years of the date of the permission

Reason: To comply with the provisions of the Town and Country Planning Act 1990

4. Unless otherwise agreed by the Local Planning Authority, application for approval of the details referred to in Condition 2 shall be made to the Local Planning Authority at the same time as the first application for approval of the reserved matters referred to in Condition 1
Reason: To ensure that the details of the development are considered in relation to each other
5. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 2 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
6. Any new planting and/or other landscaping treatment approved in compliance with Condition 1 shall be provided before any part of the development is occupied or within such longer period or periods as the Local Planning Authority may previously agree in writing and shall be maintained for a period of five years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided
Reason: To enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
7. Details of a Travel Plan for the nursery shall be submitted to and approved by the Local Planning Authority .Once approved the Travel Plan shall be implemented in accordance with the approved details prior to the first occupation of the building.
Reason: To ensure compliance with T2 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
8. The application premises shall not be used as a day nursery except between the hours of 7.30am and 6.30 pm Monday to Friday inclusive, and not on Saturdays and Sundays and all public holidays.
Reason: To protect the amenities of the adjoining occupiers
9. During the hours of operation there shall be only a maximum of 16 children in the rear garden at any one time and the garden shall only be used as a play area between 9.00 am and 6.00pm
Reason: To protect the amenities of the adjoining occupiers
10. During the hours of operation the number of children shall not exceed 78 on the site at any one time
Reason: To protect the amenities of the adjoining occupiers
11. The use hereby permitted shall not be begun until a scheme for an acoustic barrier for protecting the buildings at the rear of the site from noise generated by the proposal has been submitted to and approved by the Local

Planning Authority; all works which form part of the scheme shall be completed prior to the commencement of the nursery use.

Reason: To protect the amenities of adjoining occupiers

12. The use hereby permitted shall not be begun until a sound insulation scheme for protecting the proposed flats on the upper floors has been submitted to and approved by the Local Planning Authority; notice shall be given to the Local Planning Authority to allow inspection of the installation of the sound insulation prior to its being enclosed and all works which form part of the scheme shall be completed prior to the use commencing and shall be retained for so long as the development remains in existence.

Reason: To protect the amenities of occupiers.

13. The windows to the nursery shall all be double -glazed for so long as the development remains in existence:-

Reason: To protect the amenities of adjoining occupiers.

14. The mitigation measures for the protection of bats shall be carried out as specified in section 5 of the bat survey dated August,2005 by Baker Shepherd Gillespie, Ecological Consultants.

Reason: In the interests of protected species that may roost on the site.

15. Prior to the commencement of development on site to include any demolition work the existing war memorial shall be carefully removed and a scheme for its relocation to a suitable location shall be submitted to the Local Planning Authority for their approval. The re-siting of the war memorial to the approved location shall be carried out prior to the first occupation of the development hereby approved.

Reason: To prevent the loss of identity in the Borough

16. The development shall be begun before the later of the following dates:-

- (i) five years from the date of the permission or
- (ii) two years from the final approval of the reserved matters referred to in Condition 1 or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the provisions of the Town and Country Planning Act 1990

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

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

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
- (i)
- (k) the preservation or enhancement of the adjoining conservation area and having regard to all other matters raised.

Informative(s) :-

- (1) In connection with condition 16, the applicant is requested to make all endeavours to re-locate the war memorial on the existing site.
- (2) The applicant is requested to consider a design of building that reflects the ecclesiastical size and design of the existing Church
- (3) The applicant is requested to consider the re-positioning of the children's play area

05/04940/P

15/11/2005

Upper Norwood

Application for full planning permission

Agent:
Croydon Vietnamese Community
14 Willis Road
Croydon
Surrey
CR0 2XX

Applicant:
Linh Son Buddhist Association
Linh Son Temple
76 Beulah Hill
London
SE19 3EW

Location: 76 Beulah Hill, Upper Norwood, London, SE19 3EW

Description: Use of part of the ground floor as a place of worship and the remainder of the building for ancillary purposes

Drawing No(s):

Decision: **Permission Refused**

Reason(s) for refusal :-

- 1. The development would be detrimental to the residential amenities of the occupiers of adjoining property by reason of noise, general disturbance and inadequate parking arrangements and would thereby conflict with Policies UD8 EP1 and T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
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06/00586/P

10/02/2006

Ashburton

Application for full planning permission

Applicant:

T & J Blunden

59 Greenview Avenue

Croydon

Surrey

CRO 7QW

Location: 59 Greenview Avenue, Croydon, CR0 7QW

Description: Construction of roof extension to include dormer extensions in front and rear roof slopes; erection of glazed walkway at rear

Drawing No(s): P/10A (received 20th July 2006), 11, 12, 13E, 14B

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
- (3) vehicular turning area
- (4) sight lines
- (5) vehicular access and egress

Reason: To ensure an acceptable standard of development having regard to the Policies of the Unitary Development Plan (The Croydon Plan)

2. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the refuse storage area
Reason: To ensure an acceptable standard of development having regard to the policies of the Unitary Development Plan (The Croydon Plan)

3. The proposed first floor windows to the western elevation shall be obscure glazed and no other windows shall be provided without the prior consent of the local planning authority.
Reason: To protect the amenities of adjoining occupiers and in order to comply with Policy UD8 of the 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, BE14, BE16, BE17, T23.
2. The relevant policies of the Unitary Development Plan (the Croydon Plan) are

SP3, UD2, UD3, UD8, UD11, UD13, T8, T11.

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) the housing policies of the development plan
- (k) the urban design policies of the development plan
- (l) the nature conservation policies of the development plan
- (m) the transport policies of the development plan

and having regard to all other matters raised.

06/00904/P

08/03/2006

Shirley

Application for outline planning permission

Agent:

Tomei and Mackley Architects
Ivy Mill House
Ivy Mill Lane
Godstone
RH9 8NR

Applicant:

S E Living Ltd
54-56 Mottingham Road
London
SE9 4QR

Location: 114 Orchard Way, Croydon, CR0 7NN

Description: Demolition of existing building; erection of two/three storey building comprising 6 two bedroom and 7 one bedroom flats; alterations to vehicular access and provision of associated parking

Drawing No(s): SO5/1498/01, 2720-09A &10A

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would result in an overdevelopment of the site and would be out of character with the area and detrimental to the visual amenities of the street due to its size and forward siting and would thereby conflict with Policies SP3, UD1, UD2 and H2 of the Replacement Croydon Unitary Development Plan (the Croydon Plan).
2. The development would result in undue noise and disturbance to adjoining occupiers and would thereby conflict with Policy SP3 and UD13 of the Replacement Croydon Unitary Development Plan (the Croydon Plan)

06/01753/P

04/05/2006

Waddon

Application for outline planning permission

Agent:

Brian Madge Ltd
20 Westmead Road
Sutton
Surrey
SM1 4JT

Applicant:

Barratt Kent & Copithorne Homes
Ltd

Location: 1-5 Kendra Hall Road, South Croydon, CR2

Description: Erection of three storey building with accommodation in roofspace comprising 28 flats

Drawing No(s): (SK)006, (SK)007 and (L)114

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would not provide a high standard of design and layout, nor would it respect the visual character of the area in which it is located and would thereby conflict with Policies UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 2. The siting and layout of the development would not respect or improve the existing pattern of buildings and the spaces between them, nor maximise the opportunities for creating an attractive and interesting environment and would thereby conflict with Policy UD2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 3. The development would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene by reason of its scale, form and prominent siting and would thereby conflict with Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 4. The proposal would result in an overdevelopment of the site out of keeping with the character of the area and detrimental to the appearance of the street scene and would thereby conflict with Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 5. The development would not include a sufficient element of affordable housing and would therefore be contrary to Policy H13 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Guidance Note No 6 on Affordable Housing.
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06/01950/P

22/05/2006

Waddon

Application for full planning permission

Agent:

Brian Madge Ltd
20 Westmead Road
Sutton
Surrey
SM1 4JT

Applicant:

Barratt Kent & Copithorne Homes
Ltd

Location: 1-5 Kendra Hall Road, South Croydon, CR2

Description: Erection of three storey building with accommodation in roofspace comprising 24 two bedroom and 4 one bedroom flats; formation of access road and provision of associated parking

Drawing No(s): (SK)006, (SK)007 and (L) 114

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would not provide a high standard of design and layout, nor would it respect the visual character of the area in which it is located and would thereby conflict with Policies UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The siting and layout of the development would not respect or improve the existing pattern of buildings and the spaces between them, nor maximise the opportunities for creating an attractive and interesting environment and would thereby conflict with Policy UD2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The development would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene by reason of its scale, design, form and prominent siting and would thereby conflict with Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. The proposal would result in an overdevelopment of the site out of keeping with the character of the area and detrimental to the appearance of the street scene and would thereby conflict with Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. The development would not include a sufficient element of affordable housing and would therefore be contrary to Policy H13 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Guidance Note No 6 on Affordable Housing.

06/02017/P

17/05/2006

Kenley

Application for full planning permission

Agent:

Fulcrum Design
136 High Street
Guildford
Surrey
GU1 3HJ

Applicant:

Croydon Project Services
Unit 18, The Redlands Centre
Redlands
Coulsdon Surrey
CR5 2HT

Location: Chestnuts, 157 Welcomes Road, Kenley, CR8 5HB

Description: Demolition of existing house; erection of 2 detached five bedroom houses with detached double garages

Drawing No(s): SL/157/30-06-06 (received 03/07/2006); 03/17/05/A and 03/17/06 (received 11/07/2006); and 03/17/01/F (received 21/07/2006).

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) parking arrangements
- (2) vehicular turning area
- (3) visibility splays

Section B

- (4) finished floor levels of the building(s) in relation to existing and proposed site levels
- (5) boundary fences and hedging

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

2. 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 Policy UD3 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).
3. The new planting and/or other landscaping treatment specified in the application 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 ensure that the new planting becomes established and thereby enhances the appearance of the development and contributes to the visual amenity of the locality in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

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

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

5. Prior to the commencement of works on site including those for 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 the 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 UD14 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

6. 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 UD14 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

7. 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 UD14 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

8. No window shall be formed in the following elevation(s) at or above first floor level other than as specified in the application:-

- (1) north-eastern - plot 1
- (2) south-western - plot 2

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

9. The bathroom/en-suite windows in the following elevations shall be glazed in obscure glass and retained in that form for so long as the development remains in existence:-
 - (1) north-eastern - plot 1
 - (2) south-western - plot 2

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

10. 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.

11. 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 shall be inserted or constructed in the roof of any dwelling 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. The development shall be begun within three years of the date of the permission.

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

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

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP3, SP8, SP17, SP20, UD1, UD2, UD3, UD8, UD13, UD14, UD15, RO6, NC4, T8, T11, H2 and H9.

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 urban design and housing policies of the development plan
 - (l) maintaining the open character of the Metropolitan Green Belt
- 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.

06/02047/P

19/05/2006

Waddon

Application for outline planning permission

Agent:

Allplans Ltd
"Hartley Court"
Hartley Down
Purley Surrey
CR8 4EA

Applicant:

Mr J Johnson
35b Hermitage Road
Kenley
Surrey
CR8 5EA

Location: 153-155 Stafford Road, Croydon, CR0

Description: Demolition of existing buildings; erection of two/four storey building comprising 20 flats with accommodation in the roofspace and basement parking; alterations to vehicular access

Drawing No(s): 12007, 12007/1/A, 12007/2, 12007/3, 12007/4,

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene by reason of its form, massing and prominence and would thereby conflict with Policies UD2 and H2 of the 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 UD8 of the Unitary Development Plan (the Croydon Plan)
3. The development would result in an unsatisfactory residential environment for the occupiers of certain of the proposed dwellings by reason of poor outlook and disturbance as might arise from proximity to the site boundary and to industrial service roads. It would thereby conflict with Policy UD8 of the Unitary Development Plan (the Croydon Plan)
4. A contaminated land assessment has not been submitted contrary to Policy EP3 of the Unitary Development Plan (the Croydon Plan)
5. A noise assessment for noise sensitive development has not been submitted to confirm that the development would provide a satisfactory standard of accommodation for the occupiers, and would not prejudice adjacent

commercial activities, thereby contrary to Policy EP1 of the Unitary Development Plan (the Croydon Plan)

6. The development would not include an appropriate element of affordable accommodation and would therefore be contrary to Policy H13 of the Unitary Development Plan (The Croydon Plan), Supplementary Planning Guidance Note No 6 on Affordable Housing and Supplementary Planning Guidance Note 1 on Planning Contributions
7. The applicant has not provided an appropriate contribution towards the provision of public open space in the locality contrary to Policy RO12 of the Unitary Development Plan (The Croydon Plan) and Supplementary Planning Guidance Note 1 on Planning Obligations

06/02216/P

02/06/2006

Purley

Application for outline planning permission

Applicant:
Mr H. C. Penfold
2 Oaks Way
Epsom Downs
Epsom Surrey
KT18 5PU

Location: 22-26 High Street, Purley, CR8 2AA

Description: Demolition of existing buildings; Erection of four storey building with accommodation in roofspace for use as 12 two bedroom flats and for purposes within Class A3 (Restaurants and Cafes) on ground floor

Drawing No(s): HSP/P/001,002,003,004,005

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposal would amount to an overdevelopment of the site and would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene by reason of its likely scale and prominent siting and would thereby conflict with Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The siting and massing height and proportions of the development would not respect or improve the development pattern nor maximise the opportunities for creating an attractive and interesting environment and would thereby conflict with Policies UD2 and UD3 of the Croydon 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 loss of privacy and visual intrusion and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary

Development Plan (The Croydon Plan)

4. The development fails to provide on site car parking provision contrary to Policies SP14 and T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
