

Agenda Item: 6.5

This is a Major Application for which the 13 week period expires on 13/11/2006.

06/03201/P

14/08/2006

Croham

Application for full planning permission

Agent:

Richards Partington Architects
First Floor
Ferguson House
124-128 City Road London
EC1V 2NJ

Applicant:

Capital Enterprise Centres Limited
Suite 1, 70 Churchill Square
Kings Hill
West Malling Kent
ME19 SYU

Location: Capital Business Centre, 22 Carlton Road, South Croydon, CR2 0BP

Description: Erection of two storey building with roof plant area for use within class B1 (business) and a single storey building comprising 4 light industrial workshops ; provision of associated parking

Drawing No(s): 2119-PL-100, 200, 201, 202, 205, 300, 305.

Recommendation: Grant Permission

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

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

- (1) parking arrangements
- (2) facilities for the loading and unloading of vehicles
- (3) vehicular turning area
- (4) biomass boiler and plant room

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. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following details, and when approved shall be provided before first occupation of the buildings:-

- (1) security lighting to parking areas
- (2) refuse collection facilities
- (3) any boundary walls and fences or other means of enclosing the site
- (4) finished floor levels of the building(s) in relation to existing and proposed site levels
- (5) sustainable drainage system

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

3. No works on site shall commence until details of the external facing materials

have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details.

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

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

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

5. 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 carbon emissions for which the development is responsible are off-set by on-site 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 Croydon Replacement Unitary Development Plan (The Croydon Plan)

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

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

7. Before the development is begun a report of historical uses of the site shall be carried out to the approval of the Local Planning Authority, to provide an assessment into the possibility of soil contamination.

If the report indicates the possibility of soil contamination 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 EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

8. 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:-

- . The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1-3, UD1-3, UD7-8, UD13-15, SP4, UC11, SP8, NC1, SP9-10, SP13, EP1-4, EP6, EP16, SP14, T2, T8, SP15, EM2.

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) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the light and outlook of occupiers of adjacent and nearby properties
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) the safety and security of buildings and the spaces around them
- (g) accessibility to buildings
- (h) the employment policies of the development plan
- (i) the archaeology policies of the development plan
- (j) the urban design policies of the development plan
- (k) the environmental protection policies of the development plan
- (l) the transport policies of the development plan

and having regard to all other matters raised.

Ward: Croham
Lead Officer: Head of Planning Control

PLANNING COMMITTEE
2 November 2006

Application Number: 06/3201/P - Capital Business Centre, 22 Carlton Road, South Croydon

1. SUMMARY

1.1 Full application for:

- erection of a two-storey building with roof plant area for use as offices, laboratory, storage and ancillary facilities

- erection of a single-storey building comprising 4 light industrial workshops
- provision of 48 parking spaces, including 2 disabled bays with bin stores and biomass boiler/plant area, and new landscaping

2. RECOMMENDATION

2.1 Grant permission subject to the conditions and reasons set out in the Agenda

3. BACKGROUND

3.1 Site Description

- Vacant site set within an un-developed part of the Capital Business Centre, currently used for parking. The site is level but is approximately 5m above the rest of the existing development within the Centre. It is accessed via a ramped road from the lower part of the Centre. There is a line of trees along the boundary with the railway line to the east.
- The site area is 0.59ha.
- The rest of the Capital Business Centre was completed in November 2004 and contains a combination of office and workshop units. The 79 units are all occupied.

3.2 Surrounding Area

- Uses - mainly light industrial to the north and south, but residential uses beyond the railway lines further to the east and west. Further south is an area of public allotments. The site is bounded by the main London-Brighton railway line to the west and the East Croydon-East Grinstead line to the east.
- Form - two-storey light industrial business units to the north within Twin Bridges Industrial Estate- residential flats to the west beyond the railway- and two-storey detached and semi-detached houses to the east in Carlton Road.

3.3 Designations

- The site and surrounding areas to the north and south is designated an Employment Area in the Replacement UDP.

3.4 Relevant history

- None on this site - the existing Business Centre comprising two/three storey buildings for purposes within Class B1 (Business), B2 (General Industrial) and B8 (Storage) and associated parking with alterations to the existing access onto Carlton Road was approved in January 2003 (02/248/P). The development is completed.

3.5 Proposal

Full permission is sought for:-

(a)

- Erection of a two-storey office, laboratory, and storage building (1200sq.m) for use by Switch Communications, a Croydon firm who wish to relocate from premises in Hogarth Crescent (being redeveloped for housing)
- Height 7.9m to parapet and overall 9.2m to top of plant on roof. The building would have a flat roof with raised screened plant room on top
- Facing materials- metal panels and fibre cement board cladding with glazing panelled windows.

(b)

- Erection of a building with a sloping roof comprising 4 light industrial workshop units (348sq.m)
- Height 6.1m to top of roof and 4.3m to eaves
- Facing materials- composite metal cladding panels
- Unit sizes- 80sq.m

(c)

- 48 parking spaces in total, including 2 disabled bays, arranged around the site with large areas of landscaping
- 2 bin stores located adjacent to northern boundary and biomass boiler/plant room to the north of the main two-storey building

4. **PLANNING POLICIES:**

- Croydon Replacement Unitary Development Plan: SP1-3, UD1-3, UD7-8, UD13-15, SP4, UC11, SP8, NC1, SP9-10, SP13, EP1-4, EP6, EP16, SP14, T2, T8, SP15, EM2.

5. **CONSULTATIONS**

- Advertised as major application with site and press notice.
- All occupiers within the Capital Business Centre notified together with 94 other adjacent occupiers. 1 reply received supporting the application from an occupier within the Business Centre and 1 letter objecting on the following grounds:
 - (a) increase in noise and disturbance
 - (b) loss of privacy
 - (c) increase in traffic
 - (d) light pollution from building
- English Heritage was notified as part of the site falls within an Archaeology Priority Area, and their comments are awaited.

6. **CONSIDERATIONS**

Use policies

- 6.1 Policy EM2 of the UDP supports the provision of buildings for research and development/light industrial/storage uses within Employment Areas and so the principle of this development is acceptable.

Townscape issues

- 6.2 The proposed two-storey building would be of an acceptable contemporary design. Although it is sited on higher ground and would be prominent in views from the west and east, it would be an energy efficient building and would make a positive contribution to the immediate townscape. The light industrial buildings would be less prominent, being single-storey in form, and would also be acceptable in this location. The provision of a good landscaping scheme would also enhance the appearance of the development.

Amenities of adjoining and nearby occupiers

- 6.3 There would be no significant impact on outlook or privacy to adjacent occupiers, given the distances from the buildings to the nearest residential occupiers and the presence of existing trees and the intervening railway lines. The two-storey building would be 40-50m away from the nearest houses in Carlton Road and the single-storey workshop building 70-80m from properties in Napier Road. There is unlikely to be any significant disturbance from movements to and from the proposed car park.

Highways and parking

- 6.4 The site is shown to be in an area with a PTAL rating of 3 which means that it is moderately accessible to public transport links. The existing access from Carlton Road is acceptable to serve this development. Although the number of parking spaces exceeds the maximum of 10 as required by the UDP parking standards for this type of development, the site is currently used as an overflow parking area for the Business Centre and the additional parking provided would compensate for any loss of parking that the proposal would engender. This is considered acceptable and any increase in traffic can be safely accommodated on the existing highway network.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The proposal would attain by way of compliance with planning conditions:-

- BREEAM "Excellent" rating, which is acceptable.
- 10% renewable energy by means of a biomass boiler, using pellet fuel, which is acceptable
- Use of a sustainable drainage system

8. EQUALITIES CONSIDERATIONS

- 8.1 2 disabled person's car parking spaces provided
Level Access would be secured under the Building Regulations.

Case Officer: John Lawson
Background Documents: 2 letters from adjoining occupiers
Contact Officer: Philip Mills 020 8760 5419