

**Agenda Item: 6.3**

**This is a Major Application for which the 13 week period expires on 17/11/2006.**

06/03465/P

18/08/2006

Selhurst

Application for full planning permission

**Agent:**

West & 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 four/five storey building comprising 35 residential flats (7 x 1 bedroom, 20 x 2 bedroom and 8 x 3 bedroom) and a terrace of 6 two storey three bedroom houses with accommodation in roofspace; formation of access road onto Milton Road and provision of associated parking

Drawing No(s): 0152 -12B, 13A, 14B, 15A, 16

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

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

1. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters:-
  - (1) external lighting
  - (2) any walls and fences within the site
  - (3) any boundary walls or fences
  - (4) cycle parking
  - (5) sound insulation

Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved 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 an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

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

(3) vehicle sight lines Of 2.4 metres by 40 metres to the south (until junction with St.James's Road)

(4) refuse storage

(5) vehicular access and drive

(6) garden and communal areas

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

3. Notwithstanding what is shown on the approved plan, the vehicle sightlines must not be obstructed by any fencing or proposed development or landscaping under control of the applicant between a height of 1.05 metres and 2.0 metres.

Reason: To ensure an acceptable level of highway safety in accordance with Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. Notwithstanding any indications shown on the approved plan, samples and a schedule of external facing materials shall be submitted to and approved by the Local Planning Authority in writing, prior to any works commencing. 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)

5. Within one month of the new/altered access being brought into use all other existing access(es) not incorporated within the development shall be stopped up by raising the existing dropped kerb/removing the existing bellmouth/ and reinstating the footway verge and highway boundary to the same line, level and detail as the adjoining footway verge and highway.

Reason: To ensure that the safety of pedestrians is safeguarded in accordance with Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

6. 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 EP3 of the Croydon Replacement Unitary

## Development Plan (The Croydon Plan)

7. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified EcoHomes 2006 report that achieves 'Excellent' rating with certification or other rating that is agreed by the Council. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes 2006 Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.  
Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
8. No development shall take place until the applicant has provided to the Local Planning Authority a scheme 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)
9. 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)
10. Prior to commencement of development, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall implemented in accordance with the measures set out in the approved Travel Plan.  
Reason: In order to promote sustainable transport choices and reduce the need to travel by car in accordance with Policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
11. The visibility splays shall be provided as specified in the application before the access is brought into use and shall be retained behind the back of the footway on both sides of the access, with no obstruction above the height of 0.6 metres for so long as the development remains in existence.  
Reason: To ensure an acceptable level of highway safety in accordance with Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

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

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

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

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are:

SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, UD15, RO12, SP13, EP2, EP3, EP4, EP16, SP14, T2, T4, T8, T11, SP15, EM2, SP18, SP20, SP22, H2, H4, H13, H14

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 employment policies of the development plan
- (l) the housing policies of the development plan
- (m) sustainability issues
- (n) the recreational open space policies of the development plan
- (o) the urban design policies of the development plan
- (p) the transport policies of the development plan
- (q) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

Informative(s) :-

- 1 That this permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 2 There are public sewers crossing this site, therefore no building will be permitted within 3 metres of the sewers without Thames Water's approval. Should you require a building over application form or other information relating to your building/development work, please contact Thames Water on 0845 850 2777.

---

**Ward: Selhurst**

**Lead Officer: Head of Planning Control**

**PLANNING COMMITTEE**

**16 November 2006**

**Application Number: 06/03465/P, 199-203 St. James's Road, Croydon**

---

## **1. SUMMARY**

### **1.1 Full application for :**

- Demolition of existing buildings
- Erection of part four and part five storey building comprising 35 residential units
- Erection of terrace of 6 two storey dwellinghouses with accommodation in roofspace
- 30 on-site parking spaces
- Vehicular access from Milton Road

## **2. RECOMMENDATION**

### **2.1 Grant permission subject to the completion of a legal agreement to secure the following :**

- Financial contributions towards the enhancement of recreational open space, sustainable transport and education
- Affordable accommodation

---

## **3. BACKGROUND**

### **3.1 Site Description**

The site:

- Occupies a corner location on the northern side of St. James's Road and the eastern side of Milton Road.
- Measures a total of 0.34 hectares in area
- Is now vacant but was most recently used for car display and sales (sui generis use), motorcycle sales (sui generis use), vehicle valeting (sui generis) and a workshop (B2 use)
- Is occupied by buildings (typically single storey structures and of little architectural merit) which have a total floorspace of 1308 sq.metres ( 325 sq.metres B2 use and 983 sq.metres sui generis)
- Existing vehicle access from St.James's Road and Milton Road

### **3.2 Surrounding Area**

- Commercial uses to north (hire centre—sui generis use) and east (building contractors- B8 use)
- To west of the site (fronting St.James's Road) are 3 storey buildings with commercial units at ground floor and residential above, a single storey building set back comprising a surgery, and 2 storey residential properties further north along Milton Road.
- South of site fronting St.James's Road are 3 storey residential properties.

### **3.2 Designations**

- The site is located within the Gloucester Road Employment Area
- St.James's Road is a London Distributor Road

### 3.3 Relevant history

- (05/0495/P) - Permission refused in 2005 for 'demolition of existing buildings, erection of four storey building comprising 32 x 2 bedroom flats and a terrace of 6, two storey, 3 bedroom houses with accommodation in roofspace; formation of access road and provision of associated parking'.
- The reasons for refusal related to :
  - Loss of business, industrial and warehousing use within a designated Commercial Area;
  - Overdevelopment of the site and detrimental to character of area and appearance of streetscene
  - Lack of satisfactory private amenity space
  - Inadequate provision of car parking spaces and cycle parking
  - Inadequate provision of open land within site and no commuted payment for off-site provision in an area of Local Open Land Deficiency
  - Inadequate information relating to noise impact and mitigation measures
- The application was subject to an appeal which was allowed in August 2006.
- (05/05056/P) - Permission was granted in February 2006 for the 'demolition of existing buildings; erection of 2 buildings for use within Class B1 (c) (Light Industrial) and 1 building comprising 19 x 2 bedroom and 5 x 1 bedroom flats, formation of access road and 21 parking spaces.'

### 3.4 Proposal

Full application for:

- Erection of a part 4 and 5 storey building fronting St.James's Road comprising 7 x 1 bedroom flats, 20 x 2 bedroom flats and 8 x 3 bedroom flats (61-67 sq. metres internal floorspace). Building would measure 14.8 metres in height and 36.5 metres in length and be constructed in blue and yellow London stock bricks and timber cladding
- Erection of a two storey terrace with accommodation in roofspace comprising 6, three bedroom dwellinghouses. The terrace would front Milton Road, and would measure a total of 9 metres to the ridge with dormer windows in the front roofslope. Each house would have a private rear amenity space and car parking space accessed from the rear car park.
- 24 on-site communal parking spaces (3 of which disabled) along eastern boundary of site.
- Vehicular access located in centre of Milton Road frontage
- Communal amenity space provided at front and rear of building.

- Private balconies to upper floor units and a 'green roof' amenity area ( 248 sq. metres)
- 50 % of habitable rooms (21 units) would be affordable.

#### 4 **PLANNING POLICIES:**

- Replacement Unitary Development Plan (The Croydon Plan):

SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, UD15, RO12, SP13, EP2, EP3, EP4, EP16, SP14, T2, T4, T8, T11, SP15, EM2, SP18, SP20, SP22, H2, H4, H13, H14

- Supplementary Planning Guidance

PGN 1 – Planning Obligations  
 SPG10 – Designing for Accessibility  
 SPG 6 - Affordable Housing  
 SPG15 – Renewable energy

#### 5. **CONSULTATIONS**

- Application advertised in local press as a departure from the Unitary Development Plan and a site notice was displayed.
- 109 adjacent occupiers notified. One letter of objection received. Objection on the grounds of:
  - i. Residential use not compatible with the current use of the adjoining builders yard and could restrict activities.

#### 6 **CONSIDERATIONS**

Use policies

- 6.1 Policy EM2 of the Croydon Replacement UDP refers to uses within Employment Areas and seeks to resist the loss of activities within Classes B1(b), B1(c), B2 or B8 and sui generis uses unless it would generate employment which is quantitatively and qualitatively comparable.
- 6.2 However the loss of the sui generis floorspace was accepted in granting the previous planning permission (05/05056/P) in February 2006. Furthermore, the Inspector allowed the loss of the remaining B2 floorspace (which the Council previously sought to protect in the previous application) and accepted the use of the site totally for residential purposes. It was considered that due to the relatively small remaining area of commercial floorspace and its location in the corner of the Employment Area, its loss would not have a materially harmful effect on the employment role of Croydon.
- 6.3 The site is located within an area deficient in local open space. A contribution of £52,229 would be required towards the enhancement of a nearby recreational

space to comply with Policy RO15 of the Second Deposit Draft UDP and PGN1. A contribution of £32,900 towards sustainable transport and £14,920 towards education places would therefore be required to comply with PGN 1. These contributions will be secured through a section 106 agreement which has been agreed by the applicant.

- 6.4 50% of habitable rooms (equating to 21 units) would be affordable. These would include a mix of one, two and three bedroom units. 15 of these units would be social rented housing which equates to 35% of the total number of units. The overall level of affordable housing and split between social rented and intermediate meets requirements of policy H13 of the Croydon Plan and SPG 6 'Affordable Housing'.
- 6.5 The proposal would provide a mix of larger family units and smaller units to comply with policy H4 of the Croydon Plan.

### **Townscape issues**

- 6.6 In the previous appeal decision, the Inspector did not consider that the proposed four storey building fronting St.James's Road would have a harmful effect on the character and appearance of the surrounding area. The building was considered to follow nearby building lines and to have a similar overall height to the surrounding buildings on St.James's Road.
- 6.7 The current proposal would provide a frontage building to St.James's Road with an identical siting and footprint. The height of the building would be increased to 5 storeys in the centre, stepping down to 4 storeys at the each end of the building. The graduation in heights and changes to the front elevation (including window sizes and position, balcony details and materials) would provide improved visual relief and interest to 'break up' the mass of the building through adding vertical emphasis and articulation. Increased interest has also been added to the flank elevations by way of providing window openings.
- 6.8 The terrace of dwellings would be similar in form and height to the other such properties in Milton Road and as such would not be out of character with their surroundings.

### **Amenities of adjoining and nearby occupiers:**

- 6.9 There would be no material impact on levels of daylight/sunlight received, privacy or outlook of existing occupiers in the locality.

### **Amenities of future occupiers**

- 6.10 The provision of communal amenity space to the front and rear of the building, a green roof amenity area and individual balconies for each unit would provide adequate amenity space.
- 6.11 The proposal would provide satisfactory internal noise levels subject to suitable mitigation measures. Any permission would be subject to a condition requiring submission of sound insulation measures.

6.12 The size and layout of flats would provide an acceptable standard of accommodation.

### **Security**

6.13 The proposal would be constructed to conform to 'Secure by Design' standards

### **Highways and parking**

6.14 The site is located in an area with a PTAL level of 3 and is therefore moderately accessible to public transport. A total of 30 parking spaces would be provided which equates to 73% of the maximum parking standards. Given the previous permission for 38 units and 29 parking spaces (this equating to 75% of the total provision) and the moderate accessibility of the site the proposed parking provision is considered acceptable subject to the implementation of a Travel Plan.

6.15 35 cycle parking spaces are proposed for the occupiers of the flatted development as well as a refuse store which is acceptable.

6.16 The access arrangements are satisfactory in terms of visibility and safety.

## **7. ENVIRONMENTAL CONSIDERATIONS**

7.1 A condition would ensure that an appropriate Ecohomes rating would be achieved and that over 10% of the carbon emissions for which the development is responsible would be off-set by on-site renewable energy production methods.

7.2 Given the previous use of the site, an intrusive site investigation (secured by way of a condition) would need to be carried out to assess the presence of any contamination.

## **8. EQUALITIES CONSIDERATIONS**

8.1 3 disabled parking spaces are shown on the plan which is acceptable.

8.2 All units would be constructed to 'lifetime home' standards with 10% suitable for wheelchair access.

---

Case Officer:	Samantha Maxted
Background Documents:	1 letter of objection
Contact Officer:	Mr. P. Mills 020 8760 5419