

05/05134/P

08/12/2005

Broad Green

Application for full planning permission

Agent:
RPS Planning
10 Queen Street
Mayfair
London
W1J 5PF

Applicant:
Barratt West London
C/O Agent

Location: Former British Gas Site, Purley Way, Croydon, CR0 4XF

Description: Erection of 2 buildings ranging from 3 to 9 storeys comprising units within Use Classes B1(b and c), B2, B8, D1 (Medical Centre) and an Energy Centre at lower floors with 360 flats and wind turbines over. Erection of 3 to 7 storey building comprising a day nursery and 51 flats. Erection of 9 buildings ranging from 3 to 5 storeys comprising 356 flats, 25 houses a cafe and shop. Formation of vehicular accesses from Purley Way and Turners Way. Opening up of the River Wandle. Provision of associated parking spaces and contaminated land remediation works. Formation of cycle and pedestrian accessways.

Drawing No(s): Plans listed in letter dated 13th November 2006 from Michael Grey of Stanford Eatwell Associates.

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. Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters:-
Section A
 - (1) A detailed parking layout including vehicular manoeuvring areas with tracking overlays on drawings of a scale of at least 1:200 for all areas of the site.
 - (2) A parking management scheme
 - (3) Vehicular turning areas throughout the site;
 - (4) Vehicular sight lines and forward visibility throughout the site;
 - (5) Visibility splays throughout the site
 - (6) Street lighting
 - (7) Security lighting and other safety measures to off street areas including car parks throughout the site.
 - (8) Refuse collection and recycling facilities and management plan
 - (9) Footpaths throughout the site;
 - (10) Pedestrian ramp gradients to buildings.
 - (11) Cycle parking provision
 - (12) Cycle routes within the site
 - (13) Flues of the Biomass heating system

- (14) Sound insulation to all residential units and day nursery
- (15) Acoustic barriers
- (16) Any Green roofs
- (17) Drop off facility for day nursery
- (18) Safe and secure pedestrian route to the medical centre

Section B

- (19) Full details of the floor areas available for the medical centre
- (20) Boundary walls and fences or other means or other means of enclosing the site;
- (21) Wildlife enhancement scheme for the entire site
- (22) Methodology for the decontamination of the entire site
- (23) The phasing of the development
- (24) Finished floor levels of the buildings in relation to existing and proposed site levels.
- (25) Travel Plan
- (26) Shopfronts to cafe, shop and work units
- (27) Car park access road gradients
- (28) Emergency vehicles access arrangements to the site

Reason: To ensure that an acceptable standard of development is provided 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 matters approved in compliance with Condition 1 shall be provided before any part of the development is occupied and those within Section A 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 having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

3. Unless otherwise previously agreed by the Local Planning Authority in writing the dust minimisation measures and construction noise and vibration controls shall be carried out entirely in accordance with the applicant's Environmental Statement dated December 2005 and in compliance with LB of Croydon's Code of Practice " Pollution and Noise from Demolition and Construction Sites".

Reason: In the interests of amenity of the construction workers and locality and in accordance with the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. Unless otherwise agreed in writing by the Local Planning Authority no works on site including decontamination works shall occur outside of the following times - 07:00 hours and 18:00 hours on Mondays to Fridays and 07:00 and 13:00 hours on Saturdays

Reason: To protect the amenities of adjoining occupiers

5. The hours of operation of the nursery shall be 7.30 to 18.30 Monday to Friday and no more than ten children shall be permitted in the garden and other external areas of the proposed nursery at any time.

Reason: In the interests of amenity for the future occupiers of the development and to comply with Policy EP1 of the Croydon Replacement

Unitary Development Plan (The Croydon Plan)

6. Unless otherwise agreed in writing by the Local Planning Authority the Use Class B2 and B8 premises shall not be used except between 06.30 hours and 19.00 hours on Monday to Saturday.
Reason: To protect the amenities of adjoining occupiers
7. Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of construction works on site, a scheme for river restoration shall be submitted and approved by the Local Planning Authority in consultation with the Agency, including drainage studies, an amendment to the Flood Risk Assessment in relation to the preferred option of raising the riverbed.
Reason: To manage the flood risk.
8. Unless otherwise agreed in writing by the Local Planning Authority, the finished floor levels within the development shall be set above the estimated flood water level taking climate change into consideration.
Reason: To manage flood risk on site.
9. Unless otherwise agreed in writing by the Local Planning Authority, the development shall not commence until a scheme for the provision and implementation of surface water run-off limitation by means of a sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The scheme shall be implemented in accordance with the approved details.
Reason: To decrease and manage the risk of flooding due to surface water run off.
10. Unless otherwise agreed in writing by the Local Planning Authority, no development approved by this permission shall be commenced until a statement of the Method of Working for the restoration of the River Wandle has been submitted to and approved by the Local Planning Authority: the development shall then proceed in strict accordance with the method statement.
Reason: To prevent pollution of the water environment.
11. Unless otherwise agreed in writing by the Local Planning Authority no development approved by this permission shall be commenced until a detailed scheme for the restoration of the River Wandle through the site has been approved by and implemented to the satisfaction of the Local Planning Authority. This shall include timings, environmental pollution prevention measures (to include prevention of pollution incidents along the Wandle during construction), design and materials for the final channel.
Reason To protect and conserve the ecology of the Wandle.
12. No development shall be carried out until an Environmental Method Statement designed, inter alia, to prevent the pollution of the Wandle and to prevent and mitigate for ecological impacts on the river and associated habitats during construction, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the pollution of controlled waters as a result of redeveloping land affected by contamination, and protect the natural habitat.

13. Groundwater level monitoring and groundwater quality monitoring shall be carried out at the site, before and during works at the site in accordance with a programme to be agreed with the Local Planning Authority.

Reason: To establish the maximum, minimum and typical groundwater levels relative to the culvert on this site, to prevent any contamination in to the river during and after construction.

14. Unless otherwise agreed in writing by the Local Planning Authority no development shall be carried out until a detailed design statement, with details on any barrier inter alia, to prevent the pollution of the Wandle and to prevent and mitigate for ecological impacts on the river and associated habitats during construction, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the pollution of controlled waters as a result of redeveloping land affected by contamination, and protect the natural habitat.

15. Unless otherwise agreed in writing by the Local Planning Authority no development approved by this permission shall be commenced until a statement of the methods of remediation for the protection of controlled waters in accordance with Government guidance (PPS 23 and CLR 11 - 'Model Procedures for the Management of Land Contamination') has been submitted to and approved by the Local Planning Authority. This should include an appropriate assessment of the risk to controlled waters: the development shall then proceed in strict accordance with the method statement.

Reason: To prevent pollution of the water environment, and to safely dispose of contaminated waste at the site

16. Unless otherwise agreed in writing by the Local Planning Authority a validation report detailing any work carried out in compliance with the agreed remedial approach for the site shall be submitted to and approved in writing by the Local Planning Authority before any development commences or within a suitable time period relating to the nature of the remediation technique.

Reason: To prevent pollution of the water environment, and to safely dispose of contaminated waste at the site.

17. No soakaways shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater.

18. Unless otherwise agreed in writing by the Local Planning Authority, the construction of the surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences.

Reason: To prevent pollution of the water environment.

19. Unless otherwise agreed in writing by the Local Planning Authority, no development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water storage capacity during 1 in 100 year storm conditions has been submitted to and

agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: To alleviate the increased risk of flooding.

20. Unless otherwise agreed in writing by the Local Planning Authority, no works shall be undertaken until details and a method statement for de-watering of groundwater during construction has been submitted to and approved by the Local Planning Authority

Reason: To prevent pollution of the water environment

21. Unless otherwise agreed in writing by the Local Planning Authority, a landscape and ecology management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The landscape management plan shall be carried out as approved. All planting within 8m of the Wandle shall consist of native species only.

Reason: To protect/conservate the natural features and character of the area.

22. Unless otherwise agreed in writing by the Local Planning Authority no development approved by this permission shall be commenced until a detailed scheme for the final design, revetment, landscaping, planting and ecological enhancements of the Wandle has been approved by and implemented to the satisfaction of the Local Planning Authority. This shall include native planting within the channel and associated 8m buffer zone, design of the channel to maximise natural features such as riffles and pools and final design and treatment of the banks of the river.

Reason: To protect and conserve the ecology of the river.

23. There shall be no artificial light spill into the watercourse or adjacent river corridor habitat. To achieve this, and to comply with sustainability, artificial lighting should be directional and focused with cowlings to light sources in close proximity to the river corridor.

Reason: Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using/inhabiting the river and its corridor habitat.

24. Unless otherwise agreed in writing by the Local Planning Authority a Buffer Zone 8 metres wide alongside the Wandle shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. This buffer zone may contain the proposed footpath but shall not include any additional areas of hard landscaping.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

25. 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 single dwelling house (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

26. Unless specified on the approved drawings all areas of communal and public space shall be retained as such and shall not be enclosed by means of walls or fencing.
Reason: To comply with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
27. Unless otherwise agreed in writing with the Local Planning Authority no more than 50% of the residential units shall be occupied prior to the commencement of the use of the day nursery, medical centre, shop and cafe. Unless otherwise agreed in writing these uses shall be permanently retained.
Reason To comply with Policies SP27, CS1 and SH2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
28. Unless otherwise agreed in writing by the Local Planning Authority no part of the site shall be used for purposes within Use Class B1(a) of the Town and Country Planning (Use Classes) Order 1987
Reason: To comply with the Policy EM1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
29. Unless otherwise agreed in writing by the Local Planning Authority, 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)
30. Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of the development, a hard and soft 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)
31. Unless otherwise agreed in writing by the Local Planning Authority, plans of the new streets including levels, gradients, surface water drainage and construction shall be submitted to and approved in writing by the Local

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

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

32. Unless otherwise agreed in writing by the Local Planning Authority, 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 an 'Excellent' or other agreed rating with certification. 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 relevant part of the development.

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

33. Unless otherwise agreed in writing by the Local Planning Authority, 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' or other agreed 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 relevant part of the development.

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

34. Unless otherwise agreed in writing with the Local Planning Authority no development shall take place until the applicant has provided 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)

35. No vehicular access or egress to or from the site shall take place from Jennett Road.

Reason: To ensure satisfactory highway conditions on the A23 and to protect the amenities of residential occupiers.

36. 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, UD10, UD11, UD12, UD13, UD14, UD15, UD18, UC14, RO11, RO12, EP2, EP3, EP5, EP6, EP7, EP9, EP10, EP16, T2, T3, T4, T6, T5, T7, T8, T10, T11, EM2, H2, H4, H6, H9, H10, H13, H14, SH2, SH8, CS1, CS3.

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 shopping policies of the development plan
- (k) the employment policies of the development plan
- (l) the housing policies of the development plan
- (m) the archaeology policies of the development plan
- (n) sustainability issues
- (o) the recreational open space policies of the development plan
- (p) the open land and outdoor recreation policies of the development plan
- (q) the urban design policies of the development plan
- (r) the nature conservation policies of the development plan
- (s) the environmental protection policies of the development plan
- (t) the transport policies of the development plan
- (u) the community services policies of the development plan
- (v) the high buildings policies of the development plan
- (w) the provision of satisfactory living accommodation for future residents of the development

and having regard to all other matters raised.

Informative(s) :-

1. The applicant shall liaise with the Council's Pollution Team and other relevant statutory consultees in respect of the Construction Management Plan for the proposal, to ensure that it accords with Section 61 of the Control of Pollution Act 1974 and LB Croydon's Construction Code of Practice and the London Construction Code of Practice.
2. That this permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
3. You are advised to fully liaise with the Environmental Agency and your attention

is drawn to their letter (Ref FM/2006/005754-1/1) of 30 March 2006 to the Council which has already been forwarded to you.

4. This application was accompanied by an Environmental Statement

 06/01500/P 24/07/2006 Ashburton

Application for full planning permission

Applicant:
 John Waumsley
 108 Montpelier Court
 Kempton Walk
 Croydon Surrey
 CRO 7XF

Location: Pedestrian Walkway, Kempton Walk, (between 60-62 The Glade)
 Croydon

Description: Retention of 2.4 metre high security gate

Drawing No(s): I/S.810/9

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development by reason of its height, design and appearance would be detrimental to the character of the area and would thereby conflict with policies SP3 and UD1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

 06/03405/P 15/08/2006 Addiscombe

Application for outline planning permission

Agent:
 CH Design Europe Ltd
 47 The Hundred
 Romsey
 Hampshire
 SO51 8GE

Applicant:
 Mr W Schendel
 30 Church Hill
 Purley
 Surrey
 CR0 3QN

Location: 173 Lower Addiscombe Road, Croydon, CR0 6PZ

Description: Demolition of existing building; erection of three storey building with accommodation in roofspace comprising 11 two bedroom and 1 one bedroom flats; formation of vehicular access onto Nicholson Road and provision of associated parking

Drawing No(s): 2, 3C, 4C, 5C, 6

Decision: **Application Withdrawn**

 06/03406/P 15/08/2006 Addiscombe

Application for outline planning permission

Agent: CH Design Europe Ltd 47 The Hundred Romsey Hampshire SO51 8GE	Applicant: Mr W Schendel 30 Church Hill Purley Surrey CR0 3QN
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Location: 173 Lower Addiscombe Road, Croydon, CR0 6PZ

Description: Demolition of existing building; erection of three/four storey building comprising 11 two bedroom flats; formation of vehicular access onto Nicholson Road and provision of associated parking

Drawing No(s): 2, 20,21, 22 and 23

Decision: **Application Withdrawn**

 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
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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, 13B, 14B, 15B, 16

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. 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.

06/03870/P

18/09/2006

Fairfield

Application for full planning permission

Agent:

Ms Natalie Thompson
GL Hearn
20 Soho Square
London
W1D 3QW

Applicant:

Northstar (2000) Limited
C/o Agent

Location: 72-74 Addiscombe Road, Croydon

Description: Erection of three/four storey building comprising 12 two bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 01/0523 04, 01/0523 5F, 01/0523 8D, 01/0523 9E, 01/0523 10E, 01/0523 11D

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. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters:-
Section A
 - (1) cycle parking arrangements
 - (2) refuse collection facilities

- (3) security lighting to parking areas
- (4) any boundary walls and fences or other means of enclosing the site.

Section B

- (5) finished floor levels of the building in relation to existing and proposed site levels

- (6) any screen walls and fences to terrace areas

- (7) footpaths and hard landscaping

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 matters approved in compliance with Condition 1 shall be provided before any part of the development is occupied and those in Section A thereof shall also be retained for so long as the development remains in existence

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)

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) vehicular access and egress
- (4) 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)

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 Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. 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)

6. 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)
7. No cement, diesel, oil or tar, bitumen or other similar material shall be stored within 10 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 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)
9. The windows in the eastern 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 UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
10. 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)

11. 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. 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)

12. Plans of the new street including levels, gradients, surface water drainage and construction shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development; the foundation of the carriageway shall be constructed in accordance with the approved details prior to the commencement of other building operations unless otherwise agreed in writing by the Local Planning Authority; no part of the development shall be occupied until the approved details have been fully implemented

Reason: To ensure an acceptable standard of development having regard to the Policies of the Croydon 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 Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1 – SP3, H1, UD2 – UD3, UD6 – UD8, UD12 – UD16, SP7, RO12, SP8, NC4, SP9 – SP10, SP13, EP2, - EPEP4, EP16, SP14, T2, T8, SP17 – SP22, H2 – H3, H5, H9-H10, H13, H14 and SP27.

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 recreational open space policies of the development plan
- 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. 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)
 3. 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.
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