

Agenda Item: 6.9

This is a Major Application for which the 13 week period expires on 22/12/2006.

06/03786/P

22/09/2006

Broad Green

Application for full planning permission

Agent:
Planning & Development Partnership
35 St Lukes Road
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SL6 7DN

Applicant:
Mr K Hawkins
Marlin Securities
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SW6 3BN

Location: The Tamworth Arms PH, 62 Tamworth Road, Meat Masters, Church Street, &, 88 Drummond Road, Croydon, CR0

Description: Demolition of existing buildings; erection of a five and six storey building fronting Tamworth Road and Tamworth Place comprising a public house on the ground floor and 15 one bedroom, 36 two bedroom and 3 three bedroom flats in the remainder of the building and basement car park; formation of vehicular access.

Drawing No(s): MHL/10 Rev A, MHL/11 Rev A, MHL/12 Rev A, MHL/13 Rev A, MHL/14 Rev A, MHL/15 Rev A, MHL/16 Rev A, MHL/17 Rev A, MGR/18/Rev A, MGR/18 Rev A, MGR/21, MGR/22, MGR/23.

Recommendation: **Refuse Permission**

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 scale, height, massing, design and prominent siting and would thereby conflict with Policies SP2, SP3, UD1, UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The development would have an adverse effect on the setting of a building on the Council's Local List of Buildings of Special Architectural or Historic Interest by reason of its massing and design and would thereby conflict with Policy UC9 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The development would be detrimental to the amenities of the occupiers of adjoining properties by reason of its size and siting resulting in visual intrusion, loss of light, dominance and loss of outlook and would thereby conflict with Policies UD2, UD8 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
4. The development would not provide satisfactory private amenity space by reason of its size and quality and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. The application does not demonstrate that the proposal would achieve Eco Homes Excellent 2006 and would thereby be contrary to Policy UD1 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
6. The application does not demonstrate that at least 10% of the carbon emissions for which the development is responsible would be off-set by a scheme of on-site renewable energy production methods and would thereby be contrary to Policies SP1, UD1 and EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Guidance Note No.15 on Renewable Energy.
7. The development would not include a scheme 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
8. The proposal is a high density, major planning application but it is not accompanied by a Transport Assessment or a Travel Plan. It therefore conflicts with Policy T2 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).
9. The application does not include any on site public open space or offer an appropriate contribution towards improvement to, or provision of public open space in accordance with Planning Guidance Note 1 and Policy RO12 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
10. The development does not offer a contribution towards sustainable transport initiatives in the vicinity. The development would therefore be contrary to Policy T6 of the Croydon Replacement Unitary Development Plan (the Croydon Plan) and Planning Guidance Note 1 on Planning Obligations.
11. The applicant has not agreed to an appropriate contribution towards improvement to, or provision of education facilities, health facilities or libraries in accordance with Planning Guidance Note 1 and Policies SP27 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
12. Over provision would be made for car parking within the site and the development would thereby conflict with Policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
13. The development would not make provision for public art on the building or in the public space around it and would thereby be contrary to Policy UD16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

Informative(s) :-

- 1 The applicant is advised that Thames Water and Network Rail should be consulted on any future proposals for the redevelopment of this site.

Application Number: 06/03786/P; The Tamworth Arms Public House, 62 Tamworth Road, Meat Masters, Tamworth Place and 88 Drummond Road, Croydon.

1. SUMMARY

1.1 Full application for:

- Demolition of existing buildings
- Erection of a five and six storey building comprising 15 one bedroom, 36 two bedroom and 3 three bedroom flats and a public house
- Provision of basement parking area for 37 vehicles
- Provision of 4 car parking spaces at ground floor level.
- Formation of vehicular access onto Tamworth Place

2. RECOMMENDATION

2.1 Refuse planning permission for the reasons set out in the agenda.

3. BACKGROUND

3.1 Site Description

- Facing Tamworth Road the site is occupied by the Tamworth Arms a 2 storey Public House with accommodation in the roof space. Facing Tamworth Place/Drummond Road the site is occupied by a single storey commercial building and a two storey building with a warehouse on the ground floor and associated offices above.
- The site is located on the south eastern side of Tamworth Road and also adjoins Tamworth Place and Drummond Road.
- Site area is 0.13 hectares (0.32 acres).

3.2 Surrounding Area Uses/Form

- To the north the site adjoins residential terraced and semi detached properties fronting Tamworth Road, Frith Road and Drummond Place.
- To the east on the opposite side of Drummond Road is a pay and display car park and beyond are two storey terraced houses with accommodation in the roof space.
- To the west on the opposite side of Tamworth Road is a 3 storey brick building occupied by the NHS Primary Health Care Trust and Croydon Council Social Services which is included on the Council's Local List of Buildings of Architectural or Historic Interest.
- To the south the site adjoins the 19th Century Baptist Chapel and Sunday school which is included on the Council's Local List of Buildings of Architectural or Historic Interest.

3.3 Designations

- Within Croydon Metropolitan Centre
- Area of High Density
- Archaeology Priority Zone
- Adjacent to and opposite buildings included on the Local List of Buildings of Architectural or Historical Interest.
- Area of High Density
- Tamworth Road is a Local Distributor Road
- Tamworth Road forms part of the Tramlink route.
- Approximately 50m to the north is the boundary of the Metropolitan Primary Retail Area
- Approximately 50m to the south is the boundary of the Parish Church Conservation Area.

3.4 Relevant history

No relevant history.

3.5 Proposal

Full permission is sought for:

- Demolition of existing buildings.
- Erection of a five and six storey building comprising 15 one bedroom, 36 two bedroom and 3 three bedroom flats and a public house.
- Maximum height of 17m.
- Facing materials of brick and render with Trocal Membrane to the roof.
- Unit sizes: 46m² - 56.7m² One bedroom, 55.1 –74.2m² two bedroom and 91.5m² -98.5m² three bedroom.
- Each flat would have access to a garden, balcony or terrace area.
- Provision of basement parking area for 37 vehicles.
- Provision of 4 car parking spaces at ground floor level.
- Formation of vehicular access onto Tamworth Place.

4 PLANNING POLICIES

- The Croydon Replacement Unitary Development Plan (the Croydon Plan) SP1 – SP3, UD1 – UD8, UD10 – UD16, SP4, UC9, UC11 – UC13, SP5, RO11 – RO12, SP9 – SP10, SP13, EP1 – EP4, EP16, SP14, T2, T4, T8, T11, SP15, EM5, SP17 – SP22, H2 – H4, H9 – H10, H13 – H14, SP23, SH1 – SH2 and SP27.

5. CONSULTATIONS

5.1 Advertised: press (major application).

5.2 79 adjacent/adjoining occupiers notified. 11 replies.
Main grounds of objection:

- Young's Brewery object to their Tamworth Arms Public House being included within the application.

- Notice was not correctly served under Certificate B to all those who have an interest in the site.
- Loss of light to adjoining occupiers
- Effect on wildlife due to loss of light (Birds, Trees and Shrubs etc)
- Loss of privacy
- Object to the loss of the Tamworth Arms Public House
- Tamworth Arms is a significant and historic part of Tamworth Road.
- Demolition of Tamworth Arms would adversely affect the adjacent Locally Listed Baptist Chapel.
- Tamworth Arms should be included on Croydon's Local List.
- Overdevelopment of the site
- Excessive density
- Overlooking
- Balconies will be used for drying washing which is unsightly
- Insufficient car parking
- Chapel has a right to light which would be affected by the development.
- Concern that new residential occupiers may complain about noise and events at the adjacent Baptist Chapel.
- Council should seek to retain Croydon's heritage.

5.3 A letter has been received from Sutton and Croydon Campaign for Real Ale stating:

- The Tamworth Arms lies close to the Parish Church Conservation Area
- Croydon has already lost a large number of traditional local pubs.
- The proposed pub would not be a replacement for a traditional Victorian Local.
- The Tamworth Arms is a handsome well proportion building which has a value to the local street scene.
- The proposed building is too large and would encroach on what remains of Old Croydon.
- Do not object to housing development on the remainder of the site.
- Other Council's have policies to protect the loss of Public Houses.

5.4 A letter has been received from English Heritage stating:

- Or preliminary appraisal of the site indicates that this application for planning permission warrants further consideration. As assessment of the archaeological implications of the scheme (possibly involving site work), to be carried out by the developer appointed archaeological practice before any decision on the planning application is taken, would be appropriate. The general methodology is described in PPG16.

6. CONSIDERATIONS

Principle of Development

6.1 The current use for part of the application site is an employment generating use. The Policies of the Croydon Plan do not protect employment generating uses within Croydon Metropolitan Centre. Therefore there is no objection to the loss of these uses.

- 6.2 The application also proposes the demolition of the Tamworth Arms Public House and the provision of a new Public House within the ground floor of the proposed development. The Tamworth Arms at present is neither statutorily nor locally listed furthermore the Croydon Plan does not include policies which seek to protect such Public Houses. Therefore it is not possible to object to the application on the grounds of loss of the Tamworth Arms.
- 6.3 The application site is located outside the primary shopping area of the Metropolitan Centre as defined by the Croydon Plan. Retail development would only be allowed in a location such as this where it can be demonstrated that it would not harm the vitality and viability of the existing Metropolitan Centre. The floor space of the proposed public house would represent only a small increase on the floor space of the existing Tamworth Arms Public House. The provision of such additional floor space in this location is therefore considered to be acceptable subject to the proposal meeting other policy requirements of the Croydon Plan.
- 6.4 Policy H2 of the Croydon Plan permits housing development within built up areas provided that it does not conflict with the aims of protecting the character of residential areas and there is no loss of protected uses.
- 6.5 The development would have a density of 833hrh which would be in excess of the required density range of 160 – 300 as specified by Policy H9. Policy H10 states that subject to certain criteria densities above those specified by Policy H9 will be permitted on appropriate sites of high accessibility to services and public transport provision. However, the application site falls below the size threshold set out by Policy H9 and H10 and therefore the level of density which can be achieved on this site must be assessed against other policy requirements.
- 6.6 The Design Statement supporting the application states that “It is anticipated that there will be a mix of private, shared ownership and key worker flats. Furthermore, the letter supporting the application states that the applicant anticipates that there would be a requirement for a Section 106 agreement regarding the provision of Affordable Housing and other matters. However, the application fails to identify the level of affordable housing or the tenure split to be provided. The proposal is therefore contrary to Council policies and SPG 6 on Affordable Housing.
- 6.7 Because of its size the development would generate a need for public open space that cannot be provided on site. Furthermore the development would generate a need for additional Health facilities, Education, Library, Art, Local Open Space and Sustainable Transport services. The applicant has not offered contributions to mitigate the effects of this development and therefore it is contrary to Planning Guidance Note No 1.
- 6.8 The application site is also located within the Croydon Metropolitan Centre. Development within this area is required to contribute towards improving the urban environment that will be used by its occupiers in accordance with Vision 2020. The applicant has not offered a contribution towards Vision 2020 and the scheme is therefore contrary to Planning Guidance Note No.1.

Townscape issues

- 6.9 The application site is located on a prominent corner within Croydon 'Old Town' and is positioned adjacent to the Baptist Chapel which is included on the Council's Local List of Buildings of Architectural or Historic Interest. Although the application site is located close to the larger scale buildings within the Primary Shopping Area, the scale of development immediately surrounding the application site is significantly smaller and lower than those within the Primary Retail Area. It is necessary for any redevelopment of this site to be of a medium scale and a high quality design which makes a positive contribution to the immediate and wider street scene. Policy UD2 requires that the detailed design of buildings together with their layout, siting, scale and massing is of a high standard and reinforces local character.
- 6.10 The proposal comprises stacked blocks with a recessed roof storey which would be faced with brick and render. By reason of its massing, height, bulk and detailed design it would not reflect the existing character of the area and would make little positive contribution to the street scene. Furthermore, the scale and massing of the proposal would have an adverse overbearing effect on the adjacent Baptist Chapel. In addition to this the submitted drawings do not demonstrate that the proposed building is of any particular architectural merit.

Amenities of adjoining and nearby occupiers

- 6.11 The footprint of this large and dominant building would cover the majority of the application site. Furthermore, the building includes a large number of habitable room windows in the flank elevations which would be in close proximity of the site boundary. The development would have an adverse effect on the amenities of the adjoining properties by reason of visual intrusion, loss of outlook, dominance, loss of light and privacy.

Amenities of future occupiers

- 6.12 All of the flats floor areas are of an acceptable size and would have satisfactory circulation space. However, the proposed flats would only be served by small balconies, gardens and terraces. Many of these amenity areas are located immediately adjacent to a highway which would provide a poor quality of space. It is considered that the level and quality of the amenity space would be insufficient for the number and size of dwellings proposed.
- 6.13 The development proposes that a high number of habitable room windows would be located in the flank elevations of the building. The Council would not normally approve such an arrangement due to the resulting effect on the outlook on the future occupiers of the development and the potential adverse effect on the amenities of the adjoining properties.
- 6.14 Policy RO12 of the Croydon Plan states that planning permission will not be granted for residential development unless recreational open space arising from the needs of the proposal can be provided on site. In certain circumstances the Council will accept a commuted payment for off site provision. As highlighted in paragraph 6.7 the application does not include a commuted payment towards such provision nor does it provide on site recreational open space which is unacceptable.

6.15 Limited information has been provided in relation to the Public House. It is unclear whether cooking would take place on the premises or whether there would be amplified music. The application has does not included details of likely noise level or extract systems which may be required. It is therefore difficult to assess the impact of this aspect of the proposal on the amenities of the adjoining and future occupiers.

Highways and parking

6.16 The application site has a PTAL rating of 6b (on a scale of 1a – 6b, where 6b is the most accessible). The application proposes a total of 40 car parking spaces for the 54 flats proposed (75% provision). The application site is located within walking distance of East and West Croydon Rail Stations, the tram link and numerous bus routes. Due to the sites accessibility level this is a location where the Council could support a low level of off street car parking. The application therefore proposes excessive off street car parking provision.

6.17 The application proposes in excess of 30 units. Policy T6 of the Croydon Plan requires developments of this size to be accompanied by a Transport Assessment and a Travel Plan. Neither of these documents has been submitted as part of the application.

7. ENVIRONMENTAL CONSIDERATIONS

7.1 The application does not include proposals to achieve Eco Home Excellent rating 2006. Furthermore, the proposal does not include details or a scheme to demonstrate how the development would achieve over 10% of the carbon emissions for which the development is responsible would be off set by on-site renewable energy production methods. This is not acceptable.

8. EQUALITIES CONSIDERATIONS

8.1 The proposal would attain/provide:

- 'Lifetimes Homes Standard'.
- Council's mobility standards
- Level access at ground floor level and the provision of lifts would ensure that the development is accessible to wheelchair users.
- Parking spaces would be designated for disabled drivers.
- Wheelchair accessible flats will comply with Part 'M' of the Building Regulations, Incorporate life time homes standards and the 'Wheelchair Housing Design Guide (1997).

Case Officer: Nicola Townsend

Background Documents: 7 letters from adjoining occupiers
1 letter from Sutton and Croydon Campaign for Real Ale.

Contact Officer: Mr. P. Mills 020 8760 5419

