

06/00638/P 14/02/2006 Croham

Application for full planning permission

Agent:
John Howse and Associates
The Studio
4 Hill Drive
London
SW16 4NP

Applicant:
Mr Jonathan Straker
The Executors of The Estate for Mr
Grace
9 Campden Road
Croydon
Surrey
CR2 7EQ

Location: 9-11 Campden Road, South Croydon, CR2

Description: Demolition of existing buildings; erection of three storey building comprising 10 two bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): CAM-01, CAM-02, CAM-03B, CAM-04B, CAM-05B, CAM-06, CAM-07, CAM-08.

Decision: **Application Withdrawn**

06/01824/P 08/05/2006 Croham

Application for full planning permission

Agent:
Mr Les Burke
Howard Fairbairn and Partners
439 London Road
Croydon
CR0 3PF

Applicant:
Mr Geoff Flook
Croham Hurst School
79 Croham Road
South Croydon Surrey
CR2 7YN

Location: Croham Hurst School, Croham Road, South Croydon, CR2

Description: Erection of two storey building to provide early years classroom facilities and provision of parking area for 18 cars and 10 bicycles

Drawing No(s): 5133-PO1, P02, P03A, P04, P05, P06

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would be detrimental to the visual amenity of the street scene by reason of its design and appearance and would thereby Conflict with Policies SP3 and UD3 of the Croydon Replacement Unitary Development Plan
2. The development would be detrimental to the amenities of occupiers of adjoining residential property by reason of noise and general disturbance

particularly from the children's play area and would thereby conflict with Policies SP10 and EP1 of the Croydon Replacement Unitary Development Plan.

3. The development would create a hazard to pedestrians and vehicular traffic using the access road by reason of its inadequate width and would thereby conflict with Policies UD12 and T11 of the Croydon Replacement Unitary Development Plan.

06/01864/P

10/05/2006

Waddon

Application for outline planning permission

Agent:

Lane Associates

62 Sorrel Bank

Linton Glade

Croydon Surrey

CR0 9LW

Applicant:

Mr R Crook

Albion Business Units

New Albion Works

21-23 Rectory Grove

Croydon

CR0 4TA

Location: Land at Rectory Grove and, Sylverdale Road, Croydon, CR0

Description: Demolition of existing buildings; erection of 6 two storey three bedroom terraced houses with accommodation in roofspace and 2 two bedroom bungalows; formation of vehicular access and provision of associated parking

Drawing No(s): 0407/000/10 Rev A, 0407/000/11 Rev A, 0407/000/12 Rev A, 0407/000/13 Rev A, 0407/000/14 Rev A, 0407/000/15 Rev A, 0407/000/16 Rev A, 0407/000/17 RevA, 0407/000/18 RevA, 0407/000/19 Rev A.

Decision: **Permission Granted**

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

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

(1) design of the building(s)

(2) external appearance of the building(s)

(3) landscaping of the site

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

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

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

3. 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) parking arrangements
- (2) vehicular turning area
- (3) visibility splays
- (4) garden and communal areas
- (5) vehicular access and drive
- (6) roads, footpaths and access routes within the site including levels and gradients
- (7) refuse collection facilities
- (8) any boundary walls and fences or other means of enclosing the site

Section B

- (9) finished floor levels of the building(s) in relation to existing and proposed site levels
- (10) any screen walls and fences

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

4. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 3 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)
5. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement therefore, no enlargement of any dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of any dwelling) shall be carried out without the express permission of the Local Planning Authority
Reason: To protect the amenities of adjoining occupiers and the visual character of the area
6. 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)

7. 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)

8. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site before development is carried out, in accordance with Policy UC11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

9. The first floor windows in the western elevation of the first terrace of houses shall be obscure glazed and shall be retained in that form 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. 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)

11. The development shall be begun no later than two years from the final approval of the reserved matters referred to in Condition 1 or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the provisions of the Town and Country Planning Act 1990 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, UD1 – UD3, UD6 – UD8, UD12 – UD16, SP8, NC2 – NC4, SP9 – SP10, SP13, EP1 – EP5, EP15 – EP16, SP14, T2, T4, T8, T11, SP15, EM5, SP17 – SP22, H2, H5, H9 – H10, H13 and 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 housing policies of the development plan
- (l) sustainability issues
- (m) the recreational open space policies of the development plan
- (n) the employment policies of the development plan

and having regard to all other matters raised.

Informative(s) :-

1. The site lies within an area where archaeological remains have been identified and any archaeological remains therein should be retrieved or recorded before they are damaged or destroyed due to the development hereby permitted.
2. The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.
3. Under the terms of the Water Resources Act 1991, the prior consent of the Environment Agency is currently required for any discharge of sewerage or trade effluent onto or into ground for surface runoff into ground water. Such consent maybe withheld. If there is discharge consent, the applicant should ensure that any increase in volume is permitted under the present conditions.
4. 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.

5. Your attention is drawn to the provisions of Part M of the Building Regulations 2000 in relation to disabled access
6. 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)

06/02271/P

07/06/2006

Bensham Manor

Application for full planning permission

Agent:

Landmark Architecture Ltd
5 The Listed Building
350 The Highway
London
E1W 3HU

Applicant:

Key Flats Ltd
C/O Parkgate Aspen Property
Management Ltd
Wilberforce House
Station Road London
NW4 4QE

Location: Warwick Gardens, London Road, Thornton Heath

Description: Construction of a fourth floor on each block to provide 6 two bedroom and 6 one bedroom flats; demolition of garages at rear and provision of 18 car parking spaces.

Drawing No(s): 0558 ADO1000, 1001 Rev B, 1002, 1003 Rev B, 1004, 1005 Rev A, 1006 Rev B, 1007

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. No works on site shall commence until the following details 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.

- (1) sound insulation between the existing building and the additional floor
- (2) sound attenuation and insulation to garage housing
- (3) external facing materials
- (4) boundary treatment to Goston Gardens
- (5) maintenance plan for mechanical car stackers

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

2. Details of the following facilities shall be submitted to and approved by the Local Planning Authority before the development commences; the approved facilities shall be installed before the development is occupied and shall be retained for as long as the development remains in existence:

- (1) cycle parking
- (2) refuse storage
- (3) recycling facilities

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

3. The windows in the northern and southern elevations shall be obscure glazed and retained in that form for as 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) and the Supplementary Planning Guidance Note No.2 on Residential Extensions

4. 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)

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. Notwithstanding drawings 0558/ADO/1001/B and 0558/ADO/1007, a

comprehensive car parking scheme which excludes the car stacker on the northern boundary of the site shall be submitted to and approved by the Local Planning Authority in writing before the development commences. The development shall only be implemented in accordance with such approved details.

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy NC4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

7. Prior to the commencement of the development a method statement relating to the works associated with the car parking arrangements shall be submitted to and approved in writing by the Local Planning Authority. This method statement shall outline all the works, including the method of construction, details of the mitigation measures to be put in place and a timetable showing each stage of the process, ensuring the retention of the protected trees within St. Christopher's Gardens. The development shall only be implemented in accordance with the approved method statement.

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy NC4 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 policies of the Croydon Replacement Unitary Development Plan which are of relevance to this application are SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD15, SP4, UC3, UC9, RO12, EP1, EP16, T2, T3, T4, T8, T11, SP18, EM5 and H2

The development is considered to be satisfactory in relation to the following:-

- . (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) the safety and security of buildings and the spaces around them
- (i) accessibility to buildings
- (j) the housing policies of the development plan
- (k) sustainability issues
- (l) the recreational open space policies of the development plan
- (m) the urban design policies of the development plan
- (n) the environmental protection policies of the development plan
- (o) the transport policies of the development plan
- (p) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

06/02272/P

22/09/2006

Upper Norwood

Application for full planning permission

Agent:

Lewis and Hickey Ltd
17 Dorest Square
London
NW1 6QB

Applicant:

Virgo Fidelis School
147 Central Hill
Upper Norwood
London
SE19 1RS

Location: Virgo Fidelis Convent, Central Hill, Upper Norwood, London, SE19

Description: Erection of four storey school extension and erection of free standing 12 metre wind turbine.

Drawing No(s): 5346.1, A1-01rev1, A1-02rev1, A1-11rev1, A1-12rev1, A1-13rev1, A1-14rev1, A1-15rev1, A1-20rev1, A1-21rev1, A1-22rev1, A1-30rev1, A1-31rev1.

Decision: **Permission Granted**

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

1. 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)
2. The school extension hereby permitted shall not be occupied before the Travel Plan received as part of this planning application has been implemented.
Reason: To comply with Policy T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. A site plan and details showing at least 20 'Sheffield' cycle stands (or similar) on the site for use by the future occupants of the building shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be installed on site in accordance with the approved details prior to occupation of the building and shall be retained or so long as the development is in existence.
Reason: To comply with Policies T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. A scheme showing the protective fencing to be erected along the drive that provides access to the development site shall be submitted to and approved in writing by the Local Planning Authority. The protective fencing is to be constructed in accordance with BS5837, Trees in Relation to Construction, 2005, Fig 2 and shall be erected before any materials, machinery or equipment

are brought onto the site for the purposes of development. The fencing shall be retained in position until the development is complete and nothing shall be placed within the fencing, nor shall any ground levels within be altered, nor shall any excavation be made without the formal consent 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)

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. 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, SP2, SP3, SP27, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, EP16, T2 and CS1.

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 urban design policies of the development plan
- (o) the transport policies of the development plan
- (p) the community services 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.

06/02593/P 26/06/2006 Heathfield

Application for full planning permission

Agent:
Mr Chandler
Keith Chandler Ltd
37 Glenthorne Ave
Croydon
CR0 7ET

Applicant:
Mr Hart
Oaks Farm Receptions
Oaks Farm
Oaks Lane
Croydon
CR0 5HP

Location: Oaks Farm, Oaks Lane, Croydon

Description: Retention of existing marquee for use in connection with wedding functions

Drawing No(s): TP/BR/01

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The retention of the marquee would be inappropriate development within the Green Belt and would harm the open character and visual amenity of the area thereby conflicting with Policies SP5, RO1 and RO6 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

06/02852/P 10/07/2006 Ashburton

Application for full planning permission

Agent:
W S Planning
15 Bell Street
Reigate
Surrey
RH2 7AD

Applicant:
Milford Group Ltd
Orion House
844 Brighton Road
Purley Surrey
CR8 2BH

Location: 335 Lower Addiscombe Road, Croydon, CR0 6RG

Description: Demolition of existing building; erection of three/four storey mixed use building comprising ground floor use within class A1 (retail) / A 3 (food and drink) and residential accommodation of 21 two bedroom and 2 one bedroom flats; formation of vehicular access and provision of associated parking (without compliance with condition 3 - requiring 50% of ground floor to be used for A3 purposes - attached to planning permission 04/2957/P)

Drawing No(s):

Decision: **Permission Granted**

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

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

- (1) parking spaces
- (2) recycle/refuse storage
- (3) bike store and sheffield stands
- (4) turning area

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

2. Details of any extract duct shall be submitted to and approved by the Local Planning Authority in writing; the extract duct shall be installed as approved before the use commences and shall be retained for so long as the development remains in existence

Reason: To ensure that an acceptable standard of development is provided and retained

3. Details of the hours of use of any A3 use shall be submitted to and approved by the Local Planning Authority in writing prior to the use commencing on site

Reason: To protect the amenities of adjoining occupiers

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. Prior to the commencement of works hereby permitted further details of the Sustainability Statement (including an independently verified Ecohomes report) shall be submitted to and approved by the Local Planning Authority in writing. All works specified in the approved report shall thereafter be carried out solely in accordance with the approved details.

Reason : To accord with the requirements of Policies UD1 and UD8 of the Second Deposit Draft Replacement Unitary Development Plan (the Croydon plan)

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 SH1, SH3 and SH4

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 and security of buildings and the spaces around them
- (j) accessibility to buildings
- (k) the shopping policies of the development plan
- (l) the employment policies of the development plan
- (m) the housing policies of the development plan
- (n) sustainability issues
- (t) the recreational open space policies of the development plan
- (w) the urban design policies of the development plan
- (y) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

06/03881/P

20/09/2006

Shirley

Application for outline planning permission

Agent:

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

Applicant:

South East Living Ltd
54-56 Mottingham Road
London
SE9 4QR

Location: 114 Orchard Way, Croydon, CR0 7NN

Description: Demolition of existing building; erection of two/three storey building comprising 7 two bedroom and 5 one bedroom flats; alterations to vehicular access and provision of associated parking

Drawing No(s): 2720-01 Rev A, 11 Rev D, 12 Rev D, 13

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would result in an overdevelopment of the site and would be out of character with the area and detrimental to the visual amenities of the street due to its size and forward siting and would thereby conflict with Policies SP3, UD1, UD2 and H2 of the Croydon Replacement Unitary Development

Plan (the Croydon Plan).

2. The development would result in undue noise and disturbance to adjoining occupiers and would thereby conflict with Policy SP3 and UD13 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
3. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of its size and siting resulting in loss of light, visual intrusion and potential for overlooking and would thereby conflict with Policies UD2, UD8 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. The development would result in sub-standard accommodation by reason inadequate outlook for some flats and would thereby conflict with Policy UD2 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. The development would result in an unsatisfactory residential environment being provided for the occupiers of the proposed dwellings by reason of the inadequate private amenity space and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

06/03913/P

04/10/2006

Upper Norwood

Application for full planning permission

Agent:

Mr Jeff Haskins
Barrett Haskins Designs Ltd
Becket House
Vestry Road
Sevenoaks Kent
TN14 5EL

Applicant:

Kaymac Construction
C/o Agent

Location: 316 Beulah Hill, Upper Norwood, London, SE19 3HF

Description: Demolition of existing building; erection of four storey building comprising 9 two bedroom and 1 one bedroom flats and ancillary caretakers office; alterations to vehicular access and provision of associated parking

Drawing No(s): 2688-01A, 2688-02A, 2268-03A, 2688-04

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 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) sight lines
- (4) visibility splays
- (5) vehicular access and egress
- (6) garden and communal areas
- (7) level access

Reason: To ensure an acceptable standard of development 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 matters:-

- (1) secure cycle parking arrangements
- (2) refuse collection facilities
- (3) security lighting
- (4) any boundary walls and fences or other means of enclosing the site
- (5) security gates

These details shall be provided to and approved by the Local Planning Authority in writing before the development commences. The development shall only be implemented in accordance with such approved details.

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 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)

4. 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)

5. 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)

6. 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)

7. 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, SP2, SP3, SP4, SP7, SP9, SP10, SP13, SP14, SP18, SP19, SP20, SP21, SP22, UD1, UD2, UD3, UD4, UD6, UD7, UD8, UD13, UD14, UD15, UD16, UC3, EP2, EP3, EP4, T4, T8, T11, EM5, H2, H13, H14, SH1 and SH5.

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

and having regard to all other matters raised.

Informative(s) :-

1. There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.

06/03929/P

22/09/2006

Fairfield

Application for outline planning permission

Agent:

MSC Planning

Beech House

259 Amersham Road

Hazlemere Bucks

HP15 7QW

Applicant:

BR (Residuary) Ltd

Location: Former East Croydon Station Goods Yard, Lansdowne Road, Croydon

Description: Demolition of existing buildings; erection of 4 buildings comprising a total of 164 one and two bedroom flats and parking at basement level, formation of vehicular accesses

Drawing No(s): Basement Plan REF 22.98.11, Typical Floor and Site Plan REF:22.98.10, Part West Elevation REF:22.98.12

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would result in the loss of an employment generating use and would thereby conflict with Policy EM5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The development would not provide a high standard of design and layout, nor would it respect the visual character of the area in which it is located and would thereby conflict with Policies UD2 and UD3 of the Croydon Replacement

Unitary Development Plan (The Croydon Plan)

3. The development would not include an element of affordable housing and would therefore be contrary to Policy H13 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Guidance Note No 6 on Affordable Housing
4. 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.
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 offer a contribution towards sustainable transport initiatives in the vicinity to alleviate traffic generation created by the development. The development would therefore be contrary to Policies SP14 and T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Planning Guidance Note 1 on Planning Obligations
7. The development would not provide sufficient accessible public open space and no contribution in lieu has been offered to provide or improve public open space in the vicinity. The development would therefore be contrary to Policy RO12 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Planning Guidance Note 1 on Planning Obligations
8. The applicant has not agreed to an appropriate contribution towards improvement to, or provision of education facilities, health facilities, libraries or Vision 2020 in accordance with Planning Guidance Note 1 and Policies SP27 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
9. The proposal is a high density, major planning application but it is not accompanied by a current Transport Assessment or a Travel Plan. It therefore conflicts with Policy T2 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).
10. 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)
11. The removal of the trees would have a detrimental effect on public amenity and would thereby conflict with Policy NC4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
12. 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)

14. The proposal would not incorporate satisfactory measures to ensure that the development would be accessible to all users and would thereby conflict with Policy UD7 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

06/04024/P

27/09/2006

Fairfield

Application for outline planning permission

Agent:

Mr Julian Bohling
OSP Architecture
Rosemount House
Rosemount Avenue
West Byfleet Surrey
KT14 6LB

Applicant:

Mr James Caldwell
South East Living
54-56 Mottingham Road
London
SE9 4QR

Location: 2-4 Mulgrave Road, Croydon, CRO 1BL

Description: Demolition of existing buildings; erection of three storey building with accommodation in roofspace to provide 6 one bedroom and 7 two bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): PO1D, PO3C, P04C

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposal would result in the loss of a building on the Council's Local List of Buildings of Special Architectural or Historic Interest without adequate justification. As such the proposal would be contrary to Policy UC9 of the Replacement Unitary Development Plan (the Croydon Plan).
 2. The proposed development, by reason of its depth, siting and height would be detrimental to the visual character of the area and as such would be contrary to Policies UD2, UD3 and H2 of the Replacement Unitary Development Plan (the Croydon Plan).
 3. The development, by reason of its depth, size and siting would appear over bearing, over dominant and visually intrusive when viewed from the adjacent property to the detriment of the amenities of those occupiers. As such, the proposal is contrary to Policy UD8 of the Replacement Unitary Development Plan (the Croydon Plan).
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06/04272/P

13/10/2006

Fairfield

Application for full planning permission

Agent:

Kirk Saunders Associates
Priory Buildings
West Wing, Church Hill
Orpington Kent
BR6 OHH

Applicant:

Joe Hutchinson
Addington House
Boundary Way
Croydon Surrey
CR0 5AU

Location: Danecroft, 5 Radcliffe Road, Croydon, CR0 5QG

Description: Demolition of existing buildings; erection of a terrace of 3 two storey four bedroom houses with accommodation in roofspace and integral garages; erection of two storey building comprising 4 two bedroom and 4 one bedroom flats; formation of vehicular accesses and provision of associated parking

Drawing No(s): 3537-001 Rev C, 3537-002 Rev B, 3537-003 A

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 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) visibility splays
- (4) vehicular access and egress
- (5) gardens and communal areas
- (6) vehicular access and drive

Reason: To ensure an acceptable standard of development 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 matters:-
 - (1) security lighting
 - (2) roads, footpaths and access routes within the site including levels and gradients
 - (3) refuse collection facilities
 - (4) cycle storage facilities
 - (4) any boundary walls and fences or other means of enclosing the site
 - (5) finished floor levels of the building(s) in relation to existing and proposed site levels
 - (6) any screen walls and fences

Reason: To ensure an acceptable standard of development 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 matters approved in compliance with Condition 2 shall be provided before any part of the development is occupied and shall be retained for so long as the development remains in existence.

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

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

6. 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)

7. Prior to the commencement of works on site, a scheme shall be submitted for approval to the Local Authority specifying the construction method for the hard surface adjacent to the ash trees on the boundary of the site. Unless otherwise agreed in writing with the Local Planning Authority, the construction

method shall be in accordance with BS5837, Trees in Relation to Construction, 2005, Sections 11.8.1 and 11.8.2.

Reason: To ensure the survival of the existing trees that contribute to the visual amenity of the area, in accordance with policy SP8 of the Croydon Replacement Unitary Plan (The Croydon Plan).

8. 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)

9. 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

10. 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)

11. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or

replacement therefore, no enlargement of any dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of any dwelling) shall be carried out without the express permission of the Local Planning Authority

Reason: To protect the amenities of adjoining occupiers and the visual character of the area

12. 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)

13. 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)

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 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.

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. 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)
2. That this permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

06/04468/PR

27/10/2006

Coulsdon East

Application for planning permission under Regulation 3

Agent:

Bill Sutton

Bailey Simpson & Associates LLP

70 Church Road

Upper Norwood

London

SE19 2EZ

Applicant:

Jacky Reeve

London Borough of Croydon

Housing

(Major Adaptions Unit)

Location: 29 Stanley Close, Coulsdon, CR5 2LN

Description: Erection of front/side one/two storey extensions. Internal alterations.

Drawing No(s): 05/2089/01, 02, 01F B, 02F B, 03F B.

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposal would result in an overdevelopment of the site out of keeping with the character of the area and detrimental to the appearance of the street scene and would thereby conflict with Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and Supplementary Planning Guidance Note No 2 on Residential Extensions
-