

07/00486/P

06/02/2007

Broad Green

Application for full planning permission

Agent:
Nick Hollands
RPS
1st Floor West
Cottons Centre
Cottons Lane London
SE1 2QG

Applicant:
Prudential Property Investment
Managers Ltd
Princeton House
271-273 High Holborn
London
WC1V 7NE

Location: 226 Purley Way and 25 Progress Way, Croydon

Description: Demolition of existing buildings; erection of building to provide four units for purposes within class B1 (b) & (c) (business), B2 (general industry) , B8 (storage and distribution) comprising 1,934 square metres of gross floorspace and a two storey building to provide 1 unit for purposes within Class A1 (non food retail) comprising 1,900 square metres of gross floorspace; formation of and alterations to vehicular accesses on Progress Way and Purley Way, associated parking and servicing areas, and 2 wind turbines.

Drawing No(s): JLE0372/01A, , 3122/101/G, 15000/PI/001.dwg.rev1, 271.01 rev C, 3122 106, 3122 96B, 3122 107A, 3122 105C

Decision: **Permission Granted**

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) cycle parking facilities
 - (2) refuse collection facilitiesReason: 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 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 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) facilities for the loading and unloading of vehicles (servicing areas)

- (3) vehicular turning area
 - (4) vehicular access and egress arrangements
 - (5) pedestrian footpaths
 - (6) any boundary walls and fences or other means of enclosing the site
- Reason: To ensure an acceptable standard of development having regard to the Policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. The A1 unit shall only be used for non-food retail only, comprising the sale of furniture, floor coverings, electrical goods, D.I.Y maintenance and improvement products for the home and garden, and ancillary and complementary goods and for no other purpose (including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any amendment or replacement thereof).
Reason: To ensure that the use is appropriate for the out of centre site in accordance with Policy SH2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
 5. No horizontal or vertical sub-division of the retail unit shall take place except with the prior written consent of the Local Planning Authority.
Reason: To ensure that the use is appropriate for the out of centre site in accordance with Policy SH2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
 6. The B1 (b) & (c), B2 and B8 units hereby granted permission shall not be used for any sales without the prior written consent of the Local Planning Authority.
Reason: To ensure an appropriate use within the Employment Area in accordance with Policy EM2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
 7. The new planting and/or other landscaping treatment specified in the application, plan no 271.01 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 ensure that the new planting becomes established and thereby enhances the appearance of the development and contributes to the visual amenity of the locality in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 8. No goods shall be stored or displayed for sale or hire on any part of the site except within the building(s)
Reason: To protect the visual amenities of the locality in accordance with Policies UD1 and UD2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 9. 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. If such requirements are to be provided by means of a biomass boiler in full or part, details shall also be provided to demonstrate that the boiler will be used, which shall include a commitment to maintain the boiler and details of how a long term fuel supply can be secured and delivered. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply 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)

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

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

11. The visibility splays shall be provided as specified in the application before the access is brought into use and shall be retained for so long as the development remains in existence with no obstruction above the height of 0.6m.

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. Vehicle sight lines of 4.5 metres by 90 metres shall be maintained in both directions from the edge of the carriageway. Such visibility shall not be obstructed by any fencing or proposed development or landscaping under the control of the applicant, between a height of 1.05 m and 2.0 m above the carriageway

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

13. Any redundant access (es) shall be reinstated to a raised kerb before the new access is made operational.

Reason: To ensure that multiple access points do not exist for the site, and that the purpose of the new access is fulfilled in accordance with Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

14. No development including excavations for drainage and foundation work shall take place within the site 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 be carried out in accordance with the agreed programme. 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)

15. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority:

A desk top study identifying:

All previous uses

Potential contaminants associated with those uses

A conceptual model of the site indicating sources, pathways and receptors

Potentially unacceptable risks from contamination at the site

A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site

The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken

A verification report on completion of the works set out in (3) confirming remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting

Any changes to these agreed elements require the express consent of the Local Planning Authority.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: To protect controlled waters in accordance with Policies EP2, EP3 and EP5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

16. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.
Reason: To protect controlled waters in accordance with Policies EP2, EP3 and EP5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
17. Piling or any other foundation design using penetrative methods will not be permitted other than with the express consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.
Reason: To protect controlled waters in accordance with Policies EP2, EP3 and EP5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
18. 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 Policies EP2 and EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

19. No unit (including the retail and the B Class uses) of the development shall be occupied until a Green Travel Plan for the specified unit has been submitted to and approved in writing by the Local Planning Authority. The Green Travel Plan will promote the use of sustainable travel alternatives and include a staff and customer survey describing modes of travel to and from the site, physical measures to reduce the demand for travel and the promotion of non-car modes together with a timetable for the implementation of each such elements. The Green Travel Plan shall be implemented in accordance with the timetable and shall continue to be implemented as long as any part of the development is

occupied.

Reason: To provide an acceptable standard of development in accordance with Policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

20. 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)

21. 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, UD12, UD13, UD14, UD15, UD15, SP4, UC11, EP2, EP3, EP5, EP16, SP14, T2,T3, T4, T8, T10, T11, SP15, EM2, EM5, SP23, SH2

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 archaeology policies of the development plan
- (m) sustainability issues
- (n) the urban design policies of the development plan
- (o) the environmental protection policies of the development plan
- (p) the transport policies of the development plan

and having regard to all other matters raised.

Informative(s) :-

1. 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.

07/00816/P 12/03/2007 Purley

Application for full planning permission

Agent:
Design Venture
111 East Lane
West Horsley
Surrey
KT24 6LJ

Applicant:
Mr Mohajerani
109 Greencroft Gardens
London
NW6 3PE

Location: 24-26 Foxley Lane, Purley, CR8 3ED

Description: Demolition of existing building; erection of 1 three storey building comprising 4 one bedroom and 1 two bedroom flats and 1 four storey building comprising 7 two bedroom flats; formation of vehicular access and provision of basement parking area

Drawing No(s): 10376-100, 101, 102, 103, 104, 110, 11, 112,113, 114, 115, 116, 1250 survey map and photomontage

Decision: **Permission Refused**

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, design and prominent siting and would thereby conflict with Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The development would be detrimental to the residential amenities of the occupiers of the adjoining property by reason of an overbearing impact and visual intrusion, loss of privacy and would thereby conflict with Policies UD2 and UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

07/03361/P 28/08/2007 Fairfield

Application for full planning permission

Agent:
Random Greenway Architects
Soper Hall
Harestone Valley Road
Caterham Surrey
CR3 6HY

Applicant:
Random Greenway Architects
Soper Hall
Harestone Valley Road
Caterham Surrey
CR3 6HY

Location: 57 Park Hill Road, Croydon, CR0 5NG

Description: Demolition of existing building; erection of three storey building with basement comprising 8 two bedroom flats; formation of vehicular access and provision of associated parking

Drawing No(s): 07276/TP/21 ; 07276/TP/22/B ; 07276/TP/23 rev1 ; 07276/TP/24rev1

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 unless otherwise agreed by the Local Planning Authority in writing.
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. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters:-
 - (1) visibility splays
 - (2) refuse store (elevation detail)
 - (3) security lighting
 - (4) any screen walls or fencesReason: 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 a design stage report, verified by a Code for Sustainable Homes assessor, confirming that the design will achieve Code for Sustainable Homes Level 4. The approved scheme shall then be provided in accordance with these details. Prior to the first occupation of the development, the developer will provide a report and certification, confirming that Code for Sustainable Homes Level 4 has been achieved in construction.
Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. Prior to the commencement of works on site including those for drainage and foundations, a scheme shall be submitted for approval to the local Planning authority specifying the means by which those trees to be retained shall be protected during the works. The approved scheme shall be implemented on site prior to commencement and retained for the duration of the works.
Reason: To ensure the survival of the existing trees that contribute to the visual amenity of the area, in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. Prior to the commencement of the development, a landscaping scheme to include front boundary wall 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. Details of entrance and exit points in the rear and side boundary fencing for a badger pathway shall be submitted for approval to the Local Planning Authority before the development commences. Once approved the entrance and exit points to the pathway shall be maintained for so long as the development remains in existence.

Reason: To protect a specially protected animal in accordance with Policy NC2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

7. Details of a permeable surface to protect the Horse Chestnut tree identified as No.6 on the tree schedule shall be submitted to and approved by the Local Planning Authority. The surfacing shall only be provided in accordance with such approval.

Reason: To protect a tree of amenity value in accordance with Policies UD14 and NC4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

8. No window shall be formed in the northern flank and southern flank elevations at or above first floor level other than as specified in the application unless otherwise agreed by the Local Planning Authority in writing.

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 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

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 UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, UD15, UC11, EP1, EP2, EP3, EP4, T2, T4, T8, T11, H2, H11.

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 transportation policies of the development plan
 - (n) the nature conservation policies of the development plan
- and having regard to all other matters raised.

Informative(s) :-

1. 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.

07/03434/P

23/08/2007

Coulsdon West

Application for full planning permission

Agent:
Turley Associates
25 Savile Row
London
W1S 2ES

Applicant:
Sainsbury's Supermarkets Ltd

Location: 127 Brighton Road, Coulsdon

Description: Demolition of existing building; erection of a six storey building with roof garden comprising a retail unit, 1 four bedroom, 7 three bedroom, 12 two bedroom and 6 one bedroom flats; formation of vehicular access onto Station Road and provision of associated parking

Drawing No(s): SAIL 1093/1, 497D-05 Rev A, 497D-04 Rev A, 497D-07 Rev A, 497D-03 Rev A, 497D-01 Rev D, A4450/2.1/106 Rev A, A4450/2.1/105 Rev A, A4450/2.1/104 Rev A, A4450/2.1/103, A4450/2.1/102, A4450/2.1/101, A4450/2.1/001, A4450/2.1/100, A4450/2.1/003, A4450/2.1/002, A4450/2.1/000, 497D-09 Rev A, 497D-08 Rev A, A4450/2.1/400, A4450/2.1.301 A4450/2.1/300, A4450/2.1/201 Rev A, A4450/2.3/200 Rev A, Design and Access Statement (August 07), Planning Statement (August 07), Retail Statement (July 07), Transport Assessment (August 07), Consolidated Geo technical & Geoenvironmental report (August 07), Environmental Statement- Volume 1, Appendices to Environmental Statement - Volume 2, Non-Technical Summary- Volume 3, Supplementary- Environmental Performance Statement

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 those in Section A shall also be retained for so long as the development remains in existence.

Section A

- (1) facilities for the loading and unloading of vehicles
- (2) roof garden, child friendly facilities and communal areas
- (3) disabled and people with young children car parking spaces

Section B

- (4) roads, footpaths and access routes within the site including levels and gradients
- (5) refuse collection facilities
- (6) the independent access to the residential units
- (7) means of vehicular access to the residential units
- (8) platform lift to the communal roof garden

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

2. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters and those in Section A shall also be retained for so long as the development remains in existence:-

- (1) details of cycle parking and enclosures
- (2) parking arrangements
- (3) details of entry barriers or systems to the store and residential units
- (4) visibility splays
- (5) sight lines
- (6) vehicular access and egress arrangements
- (7) security lighting and other safety measures
- (8) external lighting

Section B

- (9) finished floor levels of the building in relation to existing and proposed site levels
- (10) recycling facilities
- (11) sign posts in service area to prevent reversing
- (12) non-highway directional signs

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

3. 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)

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. If such requirements are to be provided by means of a biomass boiler in full or part, details shall also be provided to demonstrate that the boiler will be used, which shall include a commitment to maintain the boiler and details of how a long term fuel supply can be secured and delivered. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason: To comply with Policy EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

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

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

7. If such requirements for Condition 5 are to be provided by means of a biomass boiler, an air quality assessment shall be carried out to the approval of the Local Planning Authority before the development is begun and any remedial measures identified in the assessment as being necessary shall be carried out to the approval of the Local Planning Authority before the development is occupied.

Reason: To ensure that an acceptable standard of development is provided and maintained in accordance with Policy EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
8. 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)
9. 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)
10. No works on site shall commence until details of the glazed facades on the north and south elevation have been submitted to and approved by the Local Planning Authority in writing. Unless otherwise previously agreed in writing by the Local Planning Authority no advertisements, posters or store shelving shall be displayed next to these windows. The development shall only be implemented in accordance with such approved details.

Reason: To ensure that the appearance of the development is satisfactory in within the locality
11. Unless otherwise previously agreed by the Local Planning Authority in writing the submitted proposal for dust minimisation shall be implemented as specified in the application

Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
12. Unless otherwise agreed in writing by the Local Planning Authority, 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)

13. Unless agreed in writing by the Local Planning Authority, prior to the commencement of the development, a hard landscaping scheme shall be submitted to and approved by the Local Planning Authority; this scheme shall be in accordance with the materials from Transport for London for the Mayor's 100 Spaces scheme
Reason: To enhance the appearance of the development and protect the visual amenities of the locality and in accordance with the Mayor's 100 Spaces
14. The use hereby permitted shall not be begun until a sound insulation scheme for protecting the residential flats from road/rail traffic noise; industrial plant; plant room; biomass boiler, has been submitted to and approved by the Local Planning Authority; the residential units should be designed to ensure that internal noise levels do not exceed the BS8233 reasonable criteria. Notice shall be given to the Local Planning Authority to allow inspection of the installation of the sound insulation and remedial work prior to its being enclosed and all works which form part of the scheme shall be completed prior to the use commencing and shall be retained for so long as the development remains in existence.
Reason: To protect the amenities of adjoining occupiers.
15. Prior to the commencement of the development, details of a construction vehicles access management plan shall be submitted to and approved by the Local Planning Authority. The management plan shall only be implemented in accordance with such approved details
Reason: To protect the amenities of adjoining occupiers
16. Prior to the commencement of the development, details of retail, residential and Town Centre parking management plan shall be submitted and approved by the Local Planning Authority. The parking arrangements shall only be implemented in accordance with such approved details
Reason: To ensure an acceptable level of parking in accordance with the Croydon Replacement Unitary Development Plan (The Croydon Plan)
17. Unless otherwise previously agreed in writing by the Local Planning Authority the applicant shall enter into an agreement pursuant to Section 278 of Highways Act, 1980 for the provision of highways works in the vicinity of the site including the service road prior to the commencement of the development
Reason: To ensure that the highways works are carried out in accordance with the development

18. The application premises shall not be open for retail sales except between 0700 hours and 2300 hours
Reason: To protect the amenities of adjoining occupiers
19. Prior to the commencement of the development, details of a delivery management plan shall be submitted to and approved by the Local Planning Authority. The management plan shall only be implemented in accordance with such approved details. Except with the prior written consent of the Local Planning Authority service access arrangements shall only be as specified in the application and on commencement of the use of the retail store there shall be no deliveries taken from or to the retail store other than between the hours of 0630 and 2200 on Mondays to Saturdays and between 0900 and 1800 on Sundays
Reason: To protect the amenities of adjoining and nearby occupiers
20. Within one calendar year from the date of commencement of servicing the store, a statement of review of the delivery management plan and servicing times shall be submitted to the Local Planning Authority. Any changes to the previously agreed arrangements considered appropriate in the light of experience shall be specified in writing by the Local Planning Authority and implemented within one month of the date of this notification.
Reason: To protect the amenities of adjoining and nearby occupiers
21. The retail premises hereby permitted shall be used primarily for the sale of convenience goods (with no more than 15% of the retail floor area to be used for the sale of comparison goods) and shall not include a post office, pharmacy or dry cleaners
Reason: To safeguard the viability and vitality of the Town Centre
22. Unless otherwise previously agreed by the Local Planning Authority in writing surface water source control measures and 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 agreed by the Local Planning Authority prior to the commencement of the development. The scheme shall be implemented in accordance with the approved details.
Reason: To prevent the increased risk of flooding and improve the water quality.
23. Unless otherwise previously agreed by the Local Planning Authority in writing the method for piling foundations shall be submitted to and agreed by the Local Planning Authority prior to the commencement of the development. Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material. The scheme shall be implemented in accordance with the approved details.
Reason: To prevent the pollution of controlled waters
24. Prior to the commencement of the development, details of all ventilation systems shall be submitted to and approved by the Local Planning Authority. The systems 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)

25. Prior to the commencement of the development, details of delivery noise shall be submitted to the Local Planning Authority and any remedial measures identified in the assessment as being necessary shall be carried out to the approval of the Local Planning Authority before the development is occupied.
Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
26. 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, UD4, UD6, UD7, UD8, UD12, UD13, UD14, UD15, UD16, SP7, RO12, SP9, SP10, SP13, EP2, EP3, EP4, EP15, SP14, T2, T3, T4, T8, T11, SP18, SP19, SP20, SP21, SP22, H1, H2, H3, H4, H5, H9, H13, H14, SP23 and SH2.
2. Supplementary Planning Guidance Note 6 (Revised) on Affordable Housing, SPG 10 on Designing for Accessibility, SPG 12 on Landscape Design, SPG 15 on Renewable Energy, SPG 16 on Air Quality, SPG 17 on Sustainable Surface Water Drainage, SPG 18 on Sustainable Water Usage, Supplementary Planning Guidance 20 on the Coulsdon Regeneration Strategy and PGN 1 on Planning Obligations are also relevant.

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) the recreational open space policies of the development plan
 - (m) the shopping policies of the development plan
 - (n) sustainability issues
 - (o) the environmental protection policies of the development plan
- and having regard to all other matters raised.

Informative(s) :-

1. Groundwater and Contaminated Land:

The applicant is advised to follow the guidance provided in the following two documents when completing investigation reports for the site:

Environment Agency guidance on the requirements for land contamination reports.

CLR 11 - Model procedures for the management of land contamination.

The Environment Agency strongly recommends that chemical testing of soils for site investigation, verification of remediation and long-term site monitoring should be undertaken by laboratories with accreditation to the Environment Agency's Monitoring Certification Scheme (MCERTS) performance standard for soils. Further information on the standard is available on the Environment Agency's website at: www.environment-agency.gov.uk/mcerts.

Any visibly contaminated or odorous material encountered on the site during the development work, must be investigated. The Planning Authority must be informed immediately of the nature and degree of contamination present.

Large underground structures constructed below the water table may act as an obstruction to groundwater flows. Consequently, a building-up of groundwater levels may occur on the up-gradient side of such structures. Any drainage systems proposed for such structures should also be capable of allowing groundwater flows to bypass the structure without any unacceptable change in groundwater levels, or flow in groundwater-fed streams, ditches or springs.

Sustainable Drainage Systems:

The Environment Agency strongly recommends that the applicant re-consider all of the potential options for sustainable drainage systems. There are many variations of Sustainable Drainage Systems and options for consideration could include the incorporation of underground water tanks, green or brown roofs, or the collection and re-use of surface water.

Information on sustainable drainage systems can be found appendix F of PPS25, in the CIRIA C522 document Sustainable Urban Drainage Systems- design manual for England and Wales and the Interim Code of Practice for Sustainable Drainage Systems. This Interim Code of Practice provides advice on design, adoption and maintenance issues and a good overview of other technical guidance on SUDs. Note that whilst the focus within the FRA must be on flood risk management, any SUDS should also seek to maximise opportunities for water quality and amenity benefits.

Information on Suds is also available in paragraph 4C.8 of the London plan.

2. 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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07/03765/P

25/09/2007

Selsdon and Ballards

Application for full planning permission

Agent:
Mr Jon Grantham
43 Charlton Street
London
NW1 1JD

Applicant:
Royal Russell School
Coombe Lane
Croydon
CR9 5BX

Location: Royal Russell School, Coombe Lane, Croydon

Description: Erection of two/three storey link extension to provide performing arts centre, enhanced kitchen and dining facilities and ancillary office accommodation

Drawing No(s): 2445 B001; B002; L001; L002; S001; S008; S009; S010; S012; A310; A311; A312; A313; A320; A321; A330

Decision: **Permission Granted**

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

1. A scheme of protective fencing to be erected around each tree or group of trees to be retained shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the commencement of any demolition, site clearance or development works. The fencing shall be erected around each tree or group of trees at a distance to be specified in the scheme and in accordance with British Standard 5837:2005. The fencing shall be not less than 2 metres in height and shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting 'Heras' panel fencing or 20mm exterior grade ply or other robust man-made boards (in accordance with British Standard 5837:2005). The fencing shall be kept in position at all times unless otherwise agreed in writing with the Local Planning Authority until the completion of the development
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)

2. Unless otherwise previously agreed by the Local Planning Authority in writing the following shall be submitted for approval prior to the first occupation of the development. The development shall only be used in accordance with the approved details.
 - (1) A scheme for community use of the Performing Arts Centre
 - (2) A scheme for the use of a living roof
 - (3) Details for a local employment and training strategy
 - (4) Provision of a travel planReason: 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 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) finished floor levels
- (2) parking arrangements

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 the approval of the Local Planning Authority shall be obtained with respect to the following matters and once agreed, the provisions shall be implemented in accordance with the approved details:-
 - (a) external lighting for safety and security
 - (b) refuse storage facilities
 - (c) site huts, areas for spoil, materials storage areasReason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
6. Unless previously agreed by the Local Planning Authority in writing no development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified BREEAM report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated BREEAM Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.
Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
7. 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. If such requirements are to be provided by means of a biomass boiler in full or part, details shall also be provided to demonstrate that the boiler will be used, which shall include a commitment to maintain the boiler and details of how a long term fuel supply can be secured and delivered. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for

energy supply 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)

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:-

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1-3, UD1-3, UD6-9, UD12-16, SP4, UC9, UC11-UC14, SP5-7, RO1, RO4, RO5, RO6, SP8, NC1, NC3-4, EP16, SP9, SP10, SP13, SP14, T2, T8, T11, SP27 and 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 privacy of occupiers of adjacent and nearby properties
 - (f) the relationship of the development to trees to be retained
 - (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 archaeology policies of the development plan
 - (k) the setting of the nearby listed building
 - (l) sustainability issues
 - (m) maintaining the open character of the Metropolitan Green Belt
 - (n) the urban design policies of the development plan
 - (o) the nature conservation policies of the development plan
 - (p) the environmental protection policies of the development plan
 - (q) the urban conservation policies of the development plan
- and having regard to all other matters raised.
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