

Agenda Item: 6.10

This is a Major Application for which the 13 week period expires on 23/01/2007.

06/04420/P 24/10/2006 Fairfield

Application for full planning permission

Agent:
A J Longhurst
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Surrey
CRO 3PF

Applicant:
Tees (Overseas) Limited
PO Box 88
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St Helier Jersey
JE4 9PF

Location: 54-60 Sydenham Road and Tripod House, Lansdowne Road, Croydon, CRO 2BN

Description: Demolition of the existing buildings; erection of 2 four storey buildings with accommodation in the roofspace with underground car parking, and 1 three storey building with accommodation in the roofspace to provide a total of 83 flats, erection of 3 two storey houses and provision of 63 parking spaces.

Drawing No(s): 4788 BP002A, BP006, BP003B, BP001 B, P10C, P11C, P12 C, BP007, BP008, P15D, P16C, BP005, P17E, P20F, P21F, P22F, P23E, P24C, P25C, P40, P41, P42, P100

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

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

1. The approval of the Local Planning Authority shall be obtained with respect to the railings to Sydenham Road before the development is begun
Reason: To ensure an acceptable standard of development having regard to the policies UD1 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The matters approved in compliance with Condition 1 shall be provided before any part of the development is occupied.
Reason: To ensure than an acceptable standard of development is provided in compliance with 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 facilities and cycle parking facilities

- (2) communal facilities
- (3) visibility splays
- (4) security bollard lighting
- (5) refuse facilities
- (6) boundary 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. 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. A landscaping scheme shall be submitted to the Local Planning Authority for approval before the development is begun; when approved, the 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 UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

- 6. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, no enlargement of any house (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of any dwelling) shall be carried out without the express permission of the Local Planning Authority

Reason: To protect the amenities of adjoining occupiers and the visual character of the area in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

- 7. All windows in the flank walls of Blocks A, B and C shall be obscure glazed, fixed shut and permanently retained as such.

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

- 8. No window shall be provided in the roofs of the new houses other than those shown on the approved drawings

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

- 9. Prior to the commencement of works on site including those for drainage and

foundations, a scheme shall be submitted for the approval to the Local Planning Authority specifying the means by which those trees to be retained, on and adjacent to the site, 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)

10. 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)

11. Twenty two of the parking spaces within the development shall be made permanently available for the occupiers of Block C.

Reason: To ensure that the parking accommodation is available for all occupiers of the development in accordance with Policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

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

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

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).

Ward: Fairfield

Lead Officer: Head of Planning Control

PLANNING COMMITTEE

11 January 2007

Application Number: 06/4420/P, 54-60 Sydenham Road and Tripod House, Lansdowne Road, Croydon

1. SUMMARY

1.1 Full application for :

- Demolition of existing buildings
- Erection of three residential blocks comprising 83 units
- Erection of 3 dwellinghouses
- Provision of 63 on site parking spaces

1.2 This application is similar to a scheme granted planning permission in 2006. The only material differences are the reduction in size of the basement area, deletion of a swimming pool/gymnasium building within the basement and a revised parking layout.

2. RECOMMENDATION

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

- Financial contributions towards the loss of revenue from the loss of pay and display parking spaces and recreational open space
 - Affordable accommodation
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3. BACKGROUND

3.1 Site Description

The site:

- Fronts onto both Sydenham Road and Lansdowne Road
- Is occupied by two pairs of 2 and 3 storey Victorian houses with basements and extensive rear gardens on the Sydenham Road frontage
- Is occupied by Tripod House on the Lansdowne Road frontage; a 2 storey building in use as offices
- Comprises an area of open land used as a car park by the Post Office to the rear of 109 -127 Lansdowne Road.
- Rear part of Tripod House is used for vehicle maintenance by the Post Office.

3.2 Surrounding Area

- To the north of the site are two storey semi detached dwelling houses adjacent to number 60 Sydenham Road and two storey Victorian terraced dwellinghouses adjacent to Tripod House. Further north are large Victorian houses on St. James's Road, the rear gardens of which abut the site.
- To the south of 54 Sydenham Road are two storey inter-war maisonettes and to the south of Tripod House is a post war four storey block of flats.

3.3 Designations

- Sydenham Road is a Local Distributor Road
- The site forms part of a larger site which includes the area of open land to the North which is allocated for additional housing (H42)
- Area of high Density

3.4 Relevant history

- 02/01823/P – Planning permission was granted subject to a legal agreement in January 2006 for the 'demolition of existing buildings; erection of 2 four storey buildings with accommodation in the roofspace with underground car parking, and 1 three storey building with accommodation in the roofspace to provide a total of 83 flats; erection of 3 two storey houses and provision of 63 parking spaces.'

3.5 Proposal

Full application for:

- Erection of three buildings to provide 83 (49 x 1 bedrooms, 25 x 2 bedrooms, 9 x 3 bedrooms) flats to comprise the following:

- **Block A** – would front Sydenham Road and comprise 4 storeys plus accommodation in the roof to accommodate 30 units (12 x 1 bedroom, 16 x 2 bedroom and 2 x 3 bedrooms). The building would have a width of 38 metres, depth of 15.5 metres and maximum height of 14.5 metres. Access to basement parking via an undercroft.
 - **Block B** – would be located within the centre of the site on a north-south axis and would comprise 3 storeys plus accommodation in the roofspace to accommodate 19 units (8 x 1 bedroom, 9 x 2 bedroom and 2 x 3 bedroom). The building would have a width of 33.5 metres, a maximum depth of 17.5 metres, and a maximum height of 11.5 metres.
 - **Block C** – would front onto Lansdowne road and would comprise ground and 4 storeys to accommodate 34 units (29 x 1 bedroom and 5 x 3 bedrooms). It would have a width of 34.5 metres, depth of 18 metres and maximum height of 13.5 metres.
- Erection of a terrace of 3 two-storey dwellinghouses one of which would have accommodation in the roofspace, located in the northern part of the site. (**Block D**) The accommodation would comprise 2 x four bedroom units and one 5 bedroom unit, each with their own private garden. Each house would have an integral garage.
 - The flats would range from 44 – 141 square metres in floor area and the houses between 152 and 190 square metres.
 - Vehicular access from Sydenham Road via an undercroft leading to 40 basement parking spaces, refuse storage and cycle storage.
 - Vehicular access from Lansdowne Road via an undercroft at ground floor level leading to 14 parking spaces between Blocks B and C and a further 6 spaces on the cul-de-sac leading to Block D.
 - An amenity area between Blocks A and B with a width of 40 metres and a depth of 28 metres. An amenity area would also be provided to the rear of Block C with a width of 23.5 metres and a depth of 13 metres.
 - 34% of habitable rooms (34 units located within Block C) would be affordable. 70% of these units would be available for social rent and 30% as intermediate keyworker accommodation.
 - The following contributions would be provided through a legal agreement:
 - £50,000 towards the enhancement of a nearby recreational space
 - £8,610 towards the loss of revenue arising from the loss of pay and display parking spaces
 - The applicant's have advised they would incorporate public art into the development by use of the artist design front railings.

- The current application is identical to the previously approved scheme in all aspects with the exception of the size and layout of the basement. This has arisen due to the Site Investigation which was undertaken and revealed that the central part of the site comprises an old land fill area which contains contaminated material. The material can remain in situ without representing a hazard to health. To remove it would be a costly process contrary to good sustainability practices.
- The current scheme therefore reduces the depth of the basement from 66 metres to 44 metres to allow the contaminated material to be sealed and left safely in situ. It therefore omits the previously approved swimming pool and gymnasium in the basement and alters the parking layout although it would provide the same number of parking spaces (40) as was approved in the previous application.

4 PLANNING POLICIES:

- **Unitary Development Plan (The Croydon Plan):**

SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD12, UD13, UD14, UD15, RO12, SP13, EP2, EP3, EP4, EP16, SP14, T2, T4, T8, T11, SP18, SP19 , SP22, H2, H3, H4, H5, H13, H14

- **Supplementary Planning Guidance**

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

5. CONSULTATIONS

- Application advertised in local press as a major application.
- 285 adjacent occupiers notified. One letter of objection received. Objection on the grounds of:
 - i. The vent for the car park would discharge noxious fumes into the rear gardens of adjoining properties
 - ii. The proposed fence adjoining the new development and 52 Sydenham Road would not be substantial enough
 - iii. Fence should be at least 4000mm high
- English Heritage have responded and indicated that there would be no archaeological interest arising from the development.
- The Metropolitan Police have responded with the following comments:
 - Electronically operated gates into basement parking area would be beneficial
 - Site perimeter should be secured by way of a 2 metre high fence/wall
 - Access should not be allowed around the entire site by non-

residents

- Communal garden must have low level planting
- CCTV or a concierge system should be provided
- Common entrances should be fitted by an access control system
- All doors and windows at basement level should be fitted with enhanced security
- Cycle parking areas should have only one door
- Car parking area should clearly display markings and pedestrians should have clear sightlines
- A site specific lighting specification would need to be put in place.

6 CONSIDERATIONS

Use policies

- 6.1 The use of the land for residential purposes has been accepted in granting permission of the previous application in January 2006. The land is also allocated for development which can contribute to the provision of additional dwellings under Policy H3 of the Croydon Plan.
- 6.2 The level of affordable accommodation (34% of habitable rooms and 34 units in total) was previously considered acceptable even though it was below the requisite 50% required by the Council.
- 6.3 In terms of financial contributions it was previously considered appropriate that £50,000 be provided towards the enhancement of public recreational space. A further £8,610 was to be provided towards the loss of revenue arising from the loss of pay and display parking spaces. Given that the previous permission is extant and that the alterations to the original scheme would be relatively minor it is not considered that it would appropriate to seek further contributions in this instance.

Townscape issues

- 6.4 The proposed siting, massing, height and design of the buildings would be identical to the previously approved scheme which was considered to make a positive contribution to the townscape and respect the existing character of the area.

Amenities of adjoining and nearby occupiers

- 6.5 It was not considered that the proposal would result in any adverse impacts on the amenity of existing adjacent occupiers when considering the previous application. It was considered that the buildings would be carefully positioned and designed to minimise their impact in terms of loss of light, overlooking and visual intrusion/outlook.

Amenities of future occupiers

- 6.6 The proposed flats would all be of an adequate size and it was previously considered that adequate amenity space would be provided. The current application would also increase the area of amenity space by an additional 200 square metres due to the removal of the gymnasium building. It is not considered that the loss of the gymnasium would be so material as to justify a refusal of planning permission.

Highways and parking

- 6.7 The application would provide a smaller basement area than approved in the previous application and has therefore necessitated a re-design of the parking and access layout. The number of overall parking spaces (63) and spaces within the basement (40) would remain the same and this level of parking (75% of the maximum provision) has previously been accepted.
- 6.8 The alterations to the parking layout in the basement are considered acceptable in terms of manoeuvring space, parking space dimensions and the number of disabled parking spaces (2). The relocated cycle parking is in accordance with Policy T4 of the Croydon Plan and considered acceptable in both quantity and design.

Security

- 6.9 It is considered that the comments made by the Council's Crime Prevention Officer can all be dealt with by conditions.

Trees

- 6.10 The loss of various self seeded mature and semi-mature trees within and around the site has previously been accepted and it was considered that a landscaping scheme could compensate for loss of the existing trees.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The previous application achieved a 'good' Ecohomes rating and did not provide information in respect of renewable energy technology. Although this is below the 'Excellent' standard required, given the extant permission it is not considered appropriate to require a higher standard of Ecohomes rating, nor information regarding renewable energy.

8. EQUALITIES CONSIDERATIONS

- 8.1 4 disabled parking spaces are shown on the plan which is acceptable.
- 8.2 Again, it is not considered appropriate to request information relating to 'lifetime home' standards or wheelchair accessible units.

Case Officer:	Samantha Natt
Background Documents:	1 letter of objection 1 letter from English Heritage 1 letter from Metropolitan Police
Contact Officer:	Mr. P. Mills 020 8760 5419