

06/05290/P

03/01/2007

Waddon

Application for full planning permission

Agent:
A Plus D
107A North View Road
London
N8 7LR

Applicant:
Saracen Investments
668 Streatham High Road
Streatham
London
SW16 3QL

Location: Cricketers Arms, 21-23 Southbridge Place, Croydon, CR0 4HA

Description: Demolition of outbuildings and partial demolition of rear of building; extension at ground and first floor levels and use of first floor as three one bedroom flats; erection of translucent glass screens on rooftop for purpose of communal amenity space. Erection of three storey side extension (with green sedum roof) consisting of car park entrance with gates, refuse and recycle store and flats entrance hall on ground floor, three studio flats on first floor and three studio flats on second floor; provision of vehicular access and car parking and cycle parking spaces.

Drawing No(s): 025/0E PA, 0G PB, 01PB, 02 PA, 03 PA, 11 PA, 12 PA, 13 PA, 14PA, 15 PA, 22 PA, 21 PB, 23 PB

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The design of the development would be detrimental to the appearance of the street and would not preserve or enhance the character of the Waldrons Conservation Area and would thereby conflict with Policies SP4, UC3 , UC9, SP3 and UD3 of the Croydon Replacement Unitary Development Plan (the Croydon Plan)
2. The proposal would represent an over-development of the site, out of keeping with the character of the locality by reason of its overall size, massing and intensity and would thereby conflict with Policies SP3, UD3, UD8 and H2 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).

07/00294/P

26/01/2007

South Norwood

Application for full planning permission

Agent:

Clifford Rance Associates
6th Floor
63 Curzon Street
London
W1J 8PD

Applicant:

Tower Homes & Berrylake Ltd
22 Silver Lane
Purley
Surrey
CR8 3HG

Location: 307, 309, 311, 313 Whitehorse Lane, and, 111 South Norwood Hill,
South Norwood, London, SE25

Description: Demolition of existing building, erection of three/four storey building
comprising 16 two bed flats and 15 one bed flats; formation of
vehicular access and provision of associated parking

Drawing No(s): EX01, EX02, EX03, PA01 rev. c; PA02 rev.c, PA03 rev.d, PA04 rev.c,
PA05 rev.c, PA06 rev.c, PA07 rev.c PA08 rev.d, PA09 rev.d PA010 rev.c PA011 rev.c
PA12 rev.c PA15 rev.c, PA16, PA17

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The design and appearance of the development by reason of its inappropriate roof forms, use of materials and failure to respect the building line would be detrimental to the visual amenity of the street scene and out of keeping with the character of the area and would thereby conflict with Policies SP3, UD2, UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
 2. The proposal would represent an over-development of the site, out of keeping with the character of the locality by reason of its overall size, massing and excessive density and would thereby conflict with Policies SP1, UD3, H2, H9 and H10 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).
 3. The development would be detrimental to the amenities of the occupiers of the adjoining property at 305 Whitehorse Lane by reason of dominance and overlooking and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
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07/00440/P

01/02/2007

Waddon

Application for full planning permission

Agent:
Andy Ryley
PRC Planning
32 Victoria Road
Surbiton
Surrey
KT6 4JT

Applicant:
Helen and John Wright
DMI Properties Ltd

Location: 107 and Land Adjacent to, 117B Waddon New Road, Croydon

Description: Demolition of existing buildings; erection of 2 two storey buildings with accommodation in roofspace comprising a total of 3 one bedroom, 5 three bedroom and 7 two bedroom flats and a detached two storey four bedroom house with accommodation in roofspace; provision of associated parking

Drawing No(s): PL01D,02B, 03C, 04D,05C, 06D

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

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

1. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters:-
 - (1) external lighting
 - (2) any walls and fences within the site
 - (3) signage and gates to pedestrian footpath
 - (4) cycle stands
 - (5) boundary walls and fences around the site

Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved shall be provided before any part of the development is occupied and shall be retained for so long as the development remains in existence.

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

2. Unless otherwise previously agreed by the Local Planning Authority in writing the following shall be provided as specified in the application before any part of the development is occupied and shall be retained for so long as the development remains in existence:-
 - (1) parking arrangements
 - (2) vehicular turning area
 - (3) cycle storage
 - (4) refuse storage
 - (5) garden and communal areas

- (6) pedestrian footpath from Waddon New Road
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 visibility splays shall be provided as specified in the application before the access is brought into use and shall be retained behind the back of the footway on both sides of the access, with no obstruction above the height of 0.6 metres for so long as the development remains in existence.
Reason: To ensure an acceptable level of highway safety in accordance with Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. The existing access not incorporated within the development shall be stopped up by raising the existing dropped kerb/removing the existing bellmouth/ and reinstating the footway verge and highway boundary to the same line, level and detail as the adjoining footway verge and highway when the altered access onto Waddon New Road is brought into use
Reason: To ensure that the safety of pedestrians is safeguarded in accordance with Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. Before the development is begun a scheme to deal with the risks associated with soil, water and gaseous 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.
- 1) A desk study identifying:
all previous uses
potential contaminants associated with those uses
a conceptual model of the site indicating sources, pathways and receptors
 - 2) 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.
 - 3) 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. 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.
 - 4) A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting. The report shall 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.

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 ensure the safe development of potentially contaminated land and to protect controlled waters in accordance with Policy EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

6. 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 of 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 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)

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 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)

9. 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)

10. 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)

11. 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 the dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of the 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 windows shall be provided other than as specified in the application without the further consent in writing from the Local Planning Authority.

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

13. 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 ensure the safe development of potentially contaminated land in accordance with Policy EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

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

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

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD12, UD13, UD14, UD15, SP4, UC11, RO12, SP13, EP2, EP3, EP4, EP16, SP14, T2, T3, T4, T8, T11, SP15, EM5, SP18, SP20, SP22, H2, H13, H14

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the 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) the recreational open space policies of the development plan
- (n) the open land and outdoor recreation policies of the development plan
- (o) the urban design policies of the development plan
- (p) the transport policies of the development plan
- (q) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

Informative(s) :-

1. 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.
2. That this permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
3. The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites" before commencing work on the site. The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.

07/00811/P

06/03/2007

Kenley

Application for full planning permission

Applicant:
Keith Newell
44 Hilltop Walk
Woldingham
Surrey
CR3 7LG

Location: Wattenden Primary School, Old Lodge Lane, Purley, CR8

Description: Siting of temporary classroom building

Drawing No(s): Site Plan (1), Site Plan (2), HD/CRS/04 Rev D.

Decision: **Permission Granted**

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

1. This permission is granted for a limited period expiring on 1st May 2009 when the temporary classrooms shall be removed.
Reason: To protect the open character of the Green Belt in line with Policy RO1 of 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 SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, SP5, RO1, SP14, T2 and T11.

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
 - (h) maintaining the open character of the Metropolitan Green Belt
- and having regard to all other matters raised.

Decision Entered Date: 27/04/2007
