

Agenda Item: 6.9

07/00815/P

27/02/2007

Upper Norwood

Application for full planning permission

Agent:

Rachel Mac Nicholas
 St Aidans Developments
 7 Maltings Place
 169 Tower Bridge Road
 London
 SE1 3JB

Applicant:

Video Wills Ltd
 7-11 Woodcote Road
 Wallington
 Surrey
 SN6 OLH

Location: 1A Carberry Road, Upper Norwood, London, SE19

Description: Demolition of existing buildings; erection of three storey building comprising 2 one bedroom, 2 two bedroom and 1 three bedroom flats; erection of 5 three bedroom terrace houses, formation of vehicular access and provision of bicycle and bin stores; provision of associated parking

Drawing No(s): 352.00.01;352.00.02 rev.c;352.00.03 rev.c;352.00.04 rev.c;352.00.06 rev.c;352.00.07 rev.b;352.00.08 rev.b;352.00.09 rev.b.

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 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) cycle provision
- (3) refuse collection

Reason

To ensure an acceptable standard of development having regard to the policies of the Croydon Plan

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

- (1) gates to access road
- (2) boundary walls, railings and fences adjacent to the access road
- (3) screening to balconies

Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Plan

3. 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)

4. Prior to the commencement of the development, a landscaping scheme to include existing and proposed planting shall be submitted to and approved by the Local Planning Authority; the approved planting shall be provided before any part of the development is occupied or within such longer period or periods as the Local Planning Authority may previously agree in writing and shall be maintained for a period of five years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided

Reason: To enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. Before the development is begun a report of historical uses of the site shall be carried out to the approval of the Local Planning Authority, to provide an assessment into the possibility of soil contamination.

If the report indicates the possibility of soil contamination an intrusive site investigation and assessment into the possibility of soil, water and gaseous contamination must be carried out to the approval of the Local Planning Authority. The investigation report shall include a risk assessment and details of remediation if required.

Remedial works which are shown to be required must be approved by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building. A validation report detailing evidence of all remedial work carried out must be submitted to and approved in writing by the Local Planning Authority at the conclusion of the work and before any occupation of the properties.

The developer shall notify the Local Planning Authority of any on site contamination not initially identified by the site investigation so that an officer of the Council may attend the site and agree any appropriate remedial action.

Reason: To ensure the safe development of potentially contaminated land in accordance with Policy EP8 of the Unitary Development Plan and Policy EP9 of the Second Deposit Draft 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 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)

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. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement therefore, no enlargement of any dwelling (including the erection or enlargement of a garage or any other building or enclosure within the curtilage of any dwelling) shall be carried out without the express permission of the Local Planning Authority
Reason: To protect the amenities of adjoining occupiers and the visual character of the area

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 SP1, SP2, SP3, SP4, SP7, SP9, SP10, SP13, SP14, SP18, SP19, SP20, SP21, SP22, UD1, UD2, UD3, UD4, UD6, UD7, UD8, UD13, UD14, UD15, UD16, UC3, EP2, EP4, H2, H9, T4, T8, 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 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
- (n) sustainability issues

and having regard to all other matters raised.

Application for conservation area consent

Agent:
Rachel Mac Nicholas
St Aidans Developments Ltd
7 Maltings Place
169 Tower Bridge Road London
SE1 3JB

Applicant:
Video Wills Ltd
7-11 Woodcote Road
Wallington
Surrey
SM6 OLH

Location: 1A Carberry Road, Upper Norwood, London, SE19

Description: Demolition of buildings

Drawing No(s):

Recommendation: **Grant Consent**

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

1. The buildings shall not be demolished until there is a current planning permission and a contract for the carrying out of the permission has been entered into.
Reason In order to protect the character and visual amenity of the Conservation Area
2. The works shall be begun within three years of the date of the consent
Reason: To comply with the provision of the Town and Country Planning (Listed Buildings and Conservation Areas) 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 preservation or enhancement of the conservation area
 - (b) the urban conservation policies of the development plan
- and having regard to all other matters raised.

Ward: Upper Norwood

PLANNING COMMITTEE

Lead Officer: Head of Planning Control.

24th May 2007

07/00815/P and 07/00817/CA: 1a Carberry Road

1. SUMMARY

- 1.1 This application relates to the demolition of existing buildings; erection of three storey building comprising 2 one bedroom, 2 two bedroom and 1 three bedroom flats; erection of 5 three bedroom terrace houses, formation of vehicular access and provision of bicycle and bin stores; provision of associated parking

2. RECOMMENDATIONS

- 2.1 Grant planning permission subject to the conditions and reasons set out in the agenda and the prior completion of a Section 106 legal agreement relating to contributions towards local open space, education, health and sustainable transport (07/00815/P).
 - 2.2 Grant Conservation Area Consent (07/00817/CA).
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3. BACKGROUND

3.1 (a) Site Description

The site is L-shaped and comprises 3 buildings in commercial use as warehouse and ancillary office and some smaller sheds on a site area of 0.12 ha. The main building fronting Carberry Road is a tall open structure with a high pitched roof adjacent to the smaller office building. The third building to the rear is now vacant and backs onto Victory Place. The buildings opposite the site in Carberry road are a mixture of residential and offices. Further to the east is Carberry works which has an extant permission for a three storey building of 5 flats (05/05503/P).

- 3.2 The site is within the Upper Norwood Conservation Area and District Centre. It is located close to a locally listed building at 25 –27 Westow Street. It is a mixed commercial and residential area although Carberry Road is primarily residential.

3.3 (b) Relevant Planning History

07/0042/P- Demolition of existing buildings and erection of four storey building comprising 1 one bedroom, 5 two bedroom and 1 three bedroom flats; Erection of 5 three bedroom terrace houses, formation of vehicular access and provision of bicycle and bin stores. - Withdrawn February 2007.

3.4 Proposal

This comprises the demolition of the existing buildings and the erection of three storey building comprising 5 three bedroom, townhouses fronting Carberry Road and a rear block of 2 one bedroom flats, 2 two bedroom flats and one three bedroom flats.

- 3.5 The front block would have a frontage width of 23.4m, an overall height of 8.5m and a depth of 9m of with rear gardens each of 3m depth. Beyond this is a shared amenity area. There would be a separation distance of 15m to the rear block, which would have a width of 19.7m, depth of 8.6 m and a height of 9.2m. The top floor would be setback and also have a part roof terrace. The floor areas of the residential units vary from 48m² to 87m² for the three bedroom houses.
- 3.6 The materials to be used would be primarily yellow stock brick, terne coated stainless steel and render. The roofs would include solar panels and a green roof.
- 3.7 The application has been revised with regard to the design and the central landscaped area and the relocating of the entrance gates.

4. PLANNING POLICIES

- 4.1 The relevant policies of the Croydon Replacement Unitary Development Plan are SP1, SP2, SP3, SP4, SP7, SP9, SP10, SP13, SP14, SP18, SP19, SP20, SP21, SP22, UD1, UD2, UD3, UD4, UD6, UD7, UD8, UD13, UD14, UD15, UD16, UC3, EP2, EP4, H2, H9, T4, T8, and T11.

5. CONSULTATIONS

- 5.1 The application has been advertised in the press as a major application and adjoining properties have been consulted.

8 letters of objection have been received. The issues raised are as follows:

- (a) the design is out of keeping with the character of the conservation area and results in the loss of a brick building in sound structural shape
- (b) the density makes nonsense of the area's conservation area status and exceeds policy H9
- (c) the access road is insufficient for the influx of traffic and will have an adverse impact by way of fumes, noise, light and general disturbance and an environmental assessment should be provided
- (d) the access gates at the front would infringe rights to access back gates
- (e) access should be from Victory Place as Carberry Road is too difficult.

- 5.2 The North Croydon Conservation Area Advisory Panel: raises no objections but is concerned about the size and shape of the first floor long bedrooms

- 5.3 The Norwood Society: considers the principle of development is acceptable at this site, but is concerned about the lack of amenity space for future residents.

- 5.4 The Carberry Road Residents Association objects to the development on the following grounds

- (a) the scheme represents an overdevelopment of the site in terms of the scale of the development and the intensity of its use which would exacerbate the high levels of existing parking
- (b) the proposed development fails to produce a design in keeping with Conservation Area
- (c) it would have a negative impact on the amenities of the adjoining residential occupiers due to loss of privacy, daylight and increased noise, disturbance and pollution

- 5.5 Two letters of support have been received from the owners of the adjoining sites at Victory Place and Carberry Works (these are the same developers for this application).

6. CONSIDERATIONS

- 6.1 The main considerations of this proposal are:

- (a) Demolition of existing buildings within Conservation Area
- (b) Design
- (c) The principle of residential development
- (d) The impact of the development on the visual amenity of the locality
- (e) The impact of the development on the residential amenity of adjoining occupiers

- (f) The impact of the development on the future occupiers
- (g) Parking and highway issues

6.2 Demolition of existing buildings within Conservation Area

Policy UC2 of the Croydon Replacement Unitary Development Plan (CRUDP) states that Conservation Area Consent will not be granted for the demolition of buildings unless the building; makes no positive contribution to the character and appearance of the conservation area; are beyond economical repair; and re-use has been adequately investigated. The existing buildings are in a state of disrepair and it is not considered that the buildings are of any particular architectural merit. There is no objection to their demolition subject to satisfactory replacement.

6.3 Design

Paragraph 4.16 of PPG 15 states that 'Many conservation areas include the commercial centres of towns and villages of which they form part. While conservation (whether preservation or enhancement) of their character or appearance must be a major consideration this cannot realistically take the form of preventing all new development, the emphasis will generally need to be on controlled and positive management of change. PPG15 also states that what is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well established character and appearance of its own. The design of the proposed development is considered to be acceptable which would preserve and enhance the appearance of the street scene and the Upper Norwood Triangle Conservation Area

6.4 The principle of development

The site has established lawful use for commercial purpose and is within the Upper Norwood District Centre. It is also a brownfield site where housing would be the preferred alternative use. This would also be in line with recent government guidance, PPS3. It is also considered that residential housing would be a suitable use in this part of the Upper Norwood Conservation Area. The area of the site is less than 0.25 and policy H9 (Residential Density) would not therefore strictly apply. Nevertheless the proposal would have a residential density of 288 habitable rooms per hectare which is an acceptable level of development on a site of this size.

6.5 Residential Amenity of adjoining occupiers

It is considered that the proposal would not have a significant adverse impact on the residential properties in the area. There would be a distance of 11.5m between the front part of the block and the back of the nearest residential house in Carberry Road but this would not directly face the proposed rear block. The top storey includes a terrace but this is angled away from the residential properties. It is considered the proposed building would not have a significant effect on the privacy and outlook of the adjoining residential properties. The height of the development is considered to be appropriate and would be a storey less than the recently consented scheme at Victory Place. It would also be similar in height to the scheme allowed on appeal at Carberry Works.

6.6 Residential Amenity of future occupiers

A central landscaped amenity between the two blocks would be provided. There would be a separation distance of 14.5m from the rear of the townhouses to the front of the second block and the town houses would have no major habitable windows to the rear. The townhouses would all have private garden areas of 6m

depth. The ground floor flats would also have private areas and the other flats would have balconies or terraces. The floor areas of the houses and flats are considered to be satisfactory and provide a good standard of accommodation.

6.7 Parking

The subject site is located within an area with a PTAL accessibility rating of 6a. The site is therefore considered to have very high accessibility to public transport links, being within walking distance to both Crystal Palace and Gypsy Hill Stations and numerous bus routes. The applicant has proposed seven parking spaces of which 3 spaces have been designed for disabled persons use and these are considered to be acceptable. The proposed crossover is 4.10 metres in width. This is sufficient for two cars to pass each other in the opposite direction. The applicant has indicated the provision of 20 covered and secure cycle spaces which are an excess by 10 spaces, but is also considered acceptable. The refuse storage areas are also acceptable.

6.8 Section 106 Contributions

£8,800 would be provided as a contribution towards sustainable transport. Other contributions towards local open space (£4050), health (£11,900) education (£4900) and libraries (£210) have been offered by the developer.

7. ENVIRONMENTAL CONSIDERATIONS

7.1 The EcoHomes pre assessment shows they are on track to achieve Excellent standard. However, a condition should be attached to require EcoHomes excellent certification and that the development is built to excellent standard.

8 EQUALITIES CONSIDERATIONS

8.1 The ground floors units have level access and two of the units would be wheelchair adaptable. All the units would be designed to lifetime home standards.

Case Officer: Kieran Gilmore

Background Documents: 8 letters of objection

A letter from North Croydon Conservation Area Advisory Panel
A letter from The Norwood Society
A letter from Carberry Road Residents Association
2 letters of support

Contact Officer: Mr. P. Mills 020 8760 5419