

06/04174/P

10/10/2006

Kenley

Application for outline planning permission

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

Applicant:
Milford Group Ltd
C/O WS Planning

Location: The Rose And Crown Public House, Godstone Road, Kenley

Description: Demolition of existing buildings; erection of three storey building with basement parking comprising 19 two bedroom, 9 one bedroom and 9 three bedroom flats; formation of vehicular access onto Old Barn Lane and provision of associated parking

Drawing No(s): 271A02 300, 301E, 302D, 303D, 304D, 305D, 306C, 307C, 308A, 309 and 310B.

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. The approval of the Local Planning Authority shall be obtained with respect to the following reserved matters before the development is begun:-
 - (1) landscaping.Reason: These matters were not submitted for consideration as part of the application.
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) full details of the proposed bike storage facilities, to be safe and secure,
 - (2) full details of the proposed bin store, to include ventilation of,
 - (3) full details of the proposed "extensive" green roofs and roof terraces, to maximise the benefits for local biodiversity,
 - (4) any external lighting of the building or grounds,
 - (5) any walls, fences or other means of enclosure on the boundaries of the site or within the site,
 - (6) full details of a means of protecting, providing, retaining, enhancing and managing the 8m buffer zone between the Caterham Bourne and any development (measured from the top of the bank), both during the course of construction (which shall specifically be implemented prior to the commencement of any development) and on completion of the development, at all times to be free of structures, hardstanding and fences, details of which shall also be agreed with the Environment Agency,
 - (7) full details of the proposed "history and ecology board" as indicated on the proposed site plan,

- (8) full details of the proposed surface water drainage system.

Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved above 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) and the requirements of the Environment Agency in protecting and enhancing the river corridor.

3. Unless otherwise agreed by the Local Planning Authority, application for approval of the details referred to in Condition 2 shall be made to the Local Planning Authority at the same time as the first application for approval of the reserved matters referred to in Condition 1
Reason: To ensure that the details of the development are considered in relation to each other
4. Any application for approval of the reserved matters referred to in Condition 1 shall be made to the Local Planning Authority within three years of the date of the permission
Reason: To comply with the provisions of the Town and Country Planning Act 1990
5. No development shall commence before a detailed scheme for the proposed surface water attenuation measures is submitted and agreed in writing by the Local Planning authority, in consultation with the Environment Agency. With the exception of roof water drainage, no surface water or other type of drainage should discharge to ground via soakaway. The agreed works shall be implemented in accordance with the approved details prior to the first occupation of the development
Reason: To reduce the risk of flooding, prevent pollution and improve water quality in line with the Environmental Protection policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and as required by the Environment Agency.
6. The applicant shall ensure that arrangements are made to secure the highway works to the belmouth radius at the junction of Old Barn Lane and Godstone Road and that the redundant vehicular accesses on the highway are removed and the kerbs reinstated as indicated on the submitted plans, all to be undertaken prior to the first occupation of any part of the development unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure that the traffic conditions do not create conditions prejudicial to the free flow of traffic and the general safety of road users, in accordance with Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
7. Unless otherwise previously agreed by the Local Planning Authority in writing the finished floor levels of the building and the levels of the car parking area in

relation to existing and proposed site levels (as indicated on the proposed plans) shall be implemented as specified.

Reason: To ensure an acceptable standard of development having regard to the need to protect the River Bourne from pollution and to protect the development from possible flooding in line with the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and the requirements of the Environment Agency.

8. 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:-

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

9. No works on site shall commence until details of the external facing materials (including balconies) 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. 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 and the success of the development, in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

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

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

12. 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)

13. 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)

14. 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)

15. The development shall be begun no later than two years from the final approval of the reserved matters referred to in Condition 1.

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 UD1-UD3, UD6-UD9, UD12-UD16, UC11-UC13, RO6, RO12, RO13, NC4, EP2-EP4, EP5-EP7, EP16, T2-T4, T8, T11, H2, H4, H5, H9, H10, H13 and H14.

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the relationship of the development to trees to be retained
- (h) the relationship of the development to the Caterham Bourne main river
- (i) the safety of pedestrians and motorists on the adjacent highway
- (j) the safety and security of buildings and the spaces around them
- (k) accessibility to buildings
- (l) the housing policies of the development plan
- (m) the archaeology policies of the development plan
- (n) sustainability issues
- (o) maintaining the open character of the surrounding Metropolitan Green Belt
- (p) the recreational open space policies of the development plan
- (q) the urban design policies of the development plan
- (r) the nature conservation policies of the development plan
- (s) the environmental protection policies of the development plan
- (t) the transport policies of the development plan
- (u) the provision of satisfactory living accommodation for future residents of the flats.

and having regard to all other matters raised.

Informative(s) :-

1. The applicant is advised that there are public sewers crossing the site, and to this effect the approval of Thames Water may be required prior to the commencement of any development. Telephone 0845 850 2777 for further advice.
2. The applicant is advised that there is high pressure gas mains in close proximity to the site. Therefore prior to the commencement of any development the advice of Southern Gas Networks should be sought. Telephone 01689 881 300 for further information.
3. The applicant is advised that measures should be taken to ensure the protection and retention of the on site well during the course of construction and ensure that it remains accessible during the lifetime of the development. An appropriate agreement should therefore be arranged with the Environment Agency prior to the commencement of any development. Telephone 020 7091 4005 for further advice.

Under the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any works in, over, under or within 8 metres of a main river (in this case the Caterham Bourne), irrespective of any planning permission granted.

The applicants attention is drawn to the requirements of the Environment Agency as set out in their letter of 26th April 2007, addressed to the London Borough of Croydon and copied by email to RPS Health, Safety and Environment for Milford Group Limited.

4. The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites" before commencing work on the site. The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.

06/04886/P

27/11/2006

Croham

Application for full planning permission

Agent:

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

Applicant:

Greenacre Homes Ltd
Mansfield House
139 Shirley Road
Croydon Surrey
CRO 7LR

Location: 1 West Hill, South Croydon, CR2 0SB

Description: Erection of three storey building comprising of 15 two bedroom and 3 three bedroom flats; provision of associated parking.

Drawing No(s): 2290-22D, 2290-23D, 2290-24B, 2290-25G, 2290-27B, 2290-28D, GRE16007-03 and GRE16007-10.

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would be detrimental to character of the area and visual amenity of the street scene by reason of its bulk, massing, appearance and design would thereby conflict with Policies SP2, SP3, UD2, and UD3 of the Croydon Replacement Unitary Development Plan (the Croydon Plan).
2. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of its size and siting resulting in dominance, visual intrusion and loss of privacy and would thereby conflict with Policies UD2, UD8 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The development would not provide satisfactory private amenity space and

would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

06/04991/P

04/12/2006

Fairfield

Application for full planning permission

Agent:

Adam Gostling

King Sturge LLP

30 Warwick Street

London

W1B 5NH

Applicant:

Terrace Hill Croydon Ltd

C/O Agent

Location: Former Essex House Site, 100 George Street, Croydon, CR0

Description: Erection of 15 storey building with basement parking area, comprising use within class A1 (retail) on ground floor and offices within class B1 (business) in remainder of building; formation of vehicular access

Drawing No(s): 3024-00-801 - 3024- 00-825, EDCO-C312-L1RevA and EDCO-C312-L-2

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) sight lines

- (2) visibility splays

- (3) landscaping

- (4) security lighting including parking areas

- (5) refuse collection facilities

- (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)

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
- (3) vehicular turning area
- (4) vehicular access and egress
- (5) cycle and motorcycle 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. 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)

6. Unless otherwise agree in writing with the Local Planning Authority the developer should satisfy the Planning Authority as to its compliance with Part L Building Regulations based on energy efficiency in design, and deliver further carbon savings from 'CHP/absorption chilling' and 'Ground Source heat Pumps'. The ground source heat pumps must reduce carbon emissions by at least 10%. Details of the system shall be submitted and outstanding concerns agreed with the planning authority prior to commencement. The agreed measures shall be implemented, maintained and utilised for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

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

7. 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)

8. Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of ground water and surface water, including provisions for monitoring, shall then be submitted to an approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

Reason: To prevent pollution of the water environment.

9. No soakaways shall be constructed

Reason: To prevent pollution of ground water.

10. The construction of the surface drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

Reason: To prevent pollution of the water environment.

11. Development should not be commenced until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by the Local Planning Authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the /this additional demand.

12. A Green Travel Plan shall be submitted to an approved by the Local Planning Authority in writing before the development is occupied. The Travel Plan shall include traffic reduction targets, monitoring measures and be in accordance with the submitted Travel Plan Framework. Reason: In the interest of reducing traffic congestion, in order to comply with Policy T2 of the Croydon Replacement unitary Development Plan (the Croydon Plan)

13. 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 programme

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)

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 – SP3, UD1 – UD4, UD6 – UD8, UD10 – UD16, SP4, UC11 – UC14, SP9 – SP10, SP13, EP2 – EP5, EP15, EP16, SP14, T2 – T5, T8, T11, SP15, EM1, SP23, SH2 and SP27.

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the safety of pedestrians and motorists on the adjacent highway
- (e) the safety and security of buildings and the spaces around them
- (f) accessibility to buildings
- (g) the employment policies of the development plan
- (h) sustainability issues
- (i) the environmental protection policies of the development plan

and having regard to all other matters raised.

Informative(s) :-

1. Large underground structures below the water table may act as an obstruction to ground water flows. Consequently, a building-up of ground water levels may occur on the up-gradients side of such structures. Any drainage systems proposed for such structures should also be capable of allowing ground water flows to bypass the structure without any unacceptable change in ground water levels, or flow in ground water-fed streams, ditches or springs.
2. Thames water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.
3. 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)

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

07/00547/P

09/02/2007

Sanderstead

Application for outline planning permission

Agent:
MHK Architects
The Pavillions
35A Brighton Road
South Croydon Surrey
CR2 6EB

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

Location: 4-6 Briton Close, South Croydon, CR2

Description: Demolition of no 5 and two garages at nos 4 & 6 ; erection of 4 four bedroom semi detached houses with garages and 1 five bedroom detached house with garage; erection of replacement garages for nos 4 and 6; formation of vehicular access and provision of associated parking

Drawing No(s): 2443/031, 032; S05/1546/01

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would be detrimental to the residential amenities of the occupiers of the adjoining property by reason of visual intrusion and loss of outlook and would thereby conflict with Policies UD2 and UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The development would have a cramped and overcrowded layout resulting in harm to the attractive balance and symmetry of the cul-de-sac and the loss of trees, and would thereby conflict with Policies SP3, UD2, UD14, NC4 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
3. The parking and service arrangements would be detrimental to the visual amenities of adjoining and nearby occupiers and would thereby conflict with Policy UD13 of the Croydon Replacement Unitary Development Plan (The

Croydon Plan)

07/00736/P 26/03/2007 South Norwood

Application for full planning permission

Agent:
Kuma Environmental Design Ltd
76 Beulah Road
Thornton Heath
Surrey
CR7 8JF

Applicant:
Mr & Mrs Bucknall
76 Warminster Road
South Norwood
London
SE25 4DQ

Location: 76 Warminster Road, South Norwood, London, SE254DQ

Description: Retention of front boundary wall

Drawing No(s): 01,02,03

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development is detrimental to the setting of the locally listed building which it adjoins and to the visual amenity of the street scene by reason of its scale, design and prominent siting and thereby conflicts with Policies UD2, UD3 and UC9 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The development does not provide satisfactory visibility splays and is prejudicial to highway safety contrary to Policy T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

07/00749/P 06/03/2007 Coulsdon East

Application for full planning permission

Applicant:
Mr Helling
Cranfold Design
17a
The Studio
Fortune Drive Guildford
GU6 8DH

Location: 1 Westwood Road, Coulsdon, CR5 1AH

Description: Erection of dormer extensions in front and rear roof slopes

Drawing No(s): 1052/PO6, 7, 8 & 9

Decision: Permission Granted

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

1. No window shall be formed in the eastern elevation at or above first floor level other than as specified in the application, and those specified in the application shall be provided in obscure glass.
Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and the Supplementary Planning Document No 2 on Residential Extensions and Alterations
2. All new external work and work of making good shall be carried out in materials to match the existing.
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)
3. 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 The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, SP3, UD2, UD3 and UD8.

Supplementary Planning Document Note 2 on Residential Extensions and Alterations is also relevant to the application.

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
- and having regard to all other matters raised.
-

07/00763/P

23/02/2007

West Thornton

Application for full planning permission

Agent:
George Vasdekys
Stiles Harold Williams
69 Park Lane
Croydon
Surrey
CRO 1BY

Applicant:
Ing Lionbrook Property Fund and
Nominees

Location: 5-9 Peall Road, Croydon

Description: Use for purposes within class B1 (c) (light industry) or B8 (storage and distribution)

Drawing No(s): 5360-P02 Rev B

Decision: **Permission Granted**

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

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

- (1) car parking
- (2) cycle parking
- (3) vehicle access arrangements

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

2. The use hereby permitted shall not be begun until a sound insulation scheme for protecting the neighbouring residential properties has been submitted to and approved by the Local Planning Authority; notice shall be given to the Local Planning Authority to allow inspection of the installation of the sound insulation 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.

3. The noise level from the use of any plant, machinery or equipment should not increase the background noise level when measured at the nearest sensitive residential premises

Reason: To protect the amenities of adjoining occupiers

4. 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 SP3, UD8, T2, T8, EP1 and EM2.

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 environmental protection policies of the development plan
- (l) the transport policies of the development plan

and having regard to all other matters raised.

07/00815/P

27/02/2007

Upper Norwood

Application for full planning permission

Agent:
Rachel Mc 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.

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. 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 collectionReason
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 balconiesReason: 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.

07/00817/CA

27/02/2007

Upper Norwood

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): CR/86/10

Decision: **Consent Granted**

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

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 UC2

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.

07/00918/P

06/03/2007

New Addington

Application for full planning permission

Agent:
Geoff Bullock
RPS Planning
1st Floor West
Cottons Centre
Cottons Lane London
SE1 2QG

Applicant:
LIDL GmbH

Location: The Cunningham Public House, 1 Parkway, Croydon, CR0

Description: Erection of three/four storey building comprising use within class A1 (retail) on ground floor and 15 one bedroom and 4 two bedroom flats over; formation of vehicular access and provision of associated parking

Drawing No(s): 2892 PL 01C, 02E, 03B, 04D, 05D, 06C, 07B, 08C and 09C

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would result in a retail store in an out of centre location that would be harmful to the vitality and viability of other established shopping centres and parades. The proposal would therefore be contrary to Policies SP23 and SH2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and the aims of Planning Guidance Note 2 "Central Parade, New Addington Regeneration Strategy and Planning Brief".
2. The siting of the building would fail to respect the established building line of Montacute Road, and in addition the siting of the building would fail to

maximise the opportunity of enhancing the character of the locality on a site that forms an important gateway into New Addington. The development would therefore fail to enhance the character of the area contrary to Policies UD1, UD2, UD3, UD11, UD13 and UD14 of the Croydon Replacement Unitary Development Plan (the Croydon Plan) and the aims of Planning Guidance Note 2 "Central Parade, New Addington Regeneration Strategy and Planning Brief".

3. The design and form of the building is not of a sufficiently high standard, particularly being dominated by parking and servicing arrangements, with little active frontage to provide an attractive, safe and secure environment. The proposal would therefore be detrimental to the streetscene, and fail to enhance the character of the area or define itself as an important gateway site into New Addington. The development would therefore be contrary to Policies UD1, UD2, UD3, UD4, UD6, UD11, UD13 and UD14 of the Croydon Replacement Unitary Development Plan (the Croydon Plan) and the aims of Planning Guidance Note 2 "Central Parade, New Addington Regeneration Strategy and Planning Brief".

07/00962/P

08/03/2007

Broad Green

Application for full planning permission

Agent:
Mr Giles Arnold
Stewardship
PO Box 99
Loughton
Essex
IG10 3QJ

Applicant:
Potters House Christian Church
Croydon
C/O 15 East India Way
Croydon
Surrey
CRO 6NZ

Location: Acacia Filling Station, 36 Pitlake, Croydon

Description: Use within class D1 (non residential institutions) as a place of worship with ancillary community related activities

Drawing No(s): 2 x site plans; ground floor plan; first floor plan

Decision: **Permission Granted**

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

1. Unless otherwise previously agreed by the Local Planning Authority in writing the parking spaces 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.

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

2. The application premises shall be used for this purpose only and for no other

purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987.

Reason: To protect the amenities of adjoining occupiers

3. The application premises shall not be used except between 0700 hours and 2200 hours.

Reason: To protect the amenities of adjoining occupiers

4. 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, UD6-8, UD13, SP9-10, EP1-3, SP14, T2-4, T8, T11, SP15, EM5, SP27, CS1.

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

- . (a) the character of the development in the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties
- (c) the safety of pedestrians and motorists on the adjacent highway
- (d) the safety and security of buildings and the spaces around them
- (e) accessibility to buildings
- (f) the environmental protection policies of the development plan
- (g) the community services policies of the development plan

and having regard to all other matters raised.
