

06/03072/P

26/07/2006

Fairfield

Application for full planning permission

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

Applicant:
Phoenix Property Investments Co.
Ltd

Location: 29-30 Dingwall Road, Croydon, CR0 2NB

Description: Demolition of existing buildings; erection of 17 storey building with rooftop plant room and wind turbines, comprising offices within class B1 on the second and third floors and a 167 bedroom hotel in the remainder of the building with ancillary bar and restaurant at ground and first floor levels; alterations to vehicular access; provision of disabled person's parking space and covered cycle store at rear

Drawing No(s): JLG0647-01; 085/PL210B, 085/PL300C, 085/PL301D, 085/PL302B, 085/PL500C, 085/PL501C, 085/PL502C, 085/PL503C, 085/PL510B, 085/PL511B, 085/PL512B, 085/PL513B, 085/810, 085/811, 085/812B, 085/813, 085/814, 085/815, 085/816.

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

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

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

- (1) car and cycle parking arrangements
- (2) facilities for the loading and unloading of vehicles
- (3) vehicular turning area
- (4) visibility splays
- (5) refuse/recycling collection facilities

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

2. Prior to the commencement of the development, the approval of the Local Planning Authority shall be obtained with respect to the creative incorporation of public art within the scheme. The public art feature shall be provided before any part of the development is first occupied and retained for so long as the development remains in existence.

Reason: To ensure an acceptable standard of development having regard

to Policy UD16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

3. No works on site shall commence until details of the external facing materials of the building and details of the hard surfacing to the forecourt 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 Policies UD3 and UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. The new planting and/or other landscaping treatment specified in the application, plan no 085/PL210B 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. The four trees along the frontage shall be semi-mature species when planted.
Reason: To ensure that the new planting becomes established and thereby enhances the appearance of the development and contributes to the visual amenity of the locality in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. 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)
6. 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. 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)
7. 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)

8. Prior to the commencement of the development a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be implemented in accordance with the measures set out in the Travel Plan
Reason: In order to promote sustainable transport choices and reduce the need to travel by car in accordance with Policies T2 and T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

9. Prior to commencement of the development, details of a lighting scheme for the building shall be submitted to and approved in writing by the Local Planning Authority as a contribution towards the Croydon Skyline project. The scheme hereby approved shall be implemented prior to first occupation of the building.
Reason: To ensure that the development contributes to the existing townscape in accordance with Policy CMC16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

10. A Waste Management Plan shall be submitted to and approved by the Local Planning Authority prior to the first occupation of the building. Unless previously agreed in writing with the Local Planning Authority, the details set out in the Plan shall be implemented and retained for so long as the development remains in existence
Reason: To prevent pollution and to protect amenity and the wider environment in accordance with Policy SP10 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

11. 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 SP1-3, UD1-3, UD6-8, UD10, UD13-16, SP4, UC11-13, SP9-10, SP13, EP2-4, EP13, EP15-16, SP14, T2-5, T8, T11, SP15, EM1, SP24-25, HT1-2, SP28, CMC13-16

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 archaeology policies of the development plan
 - (l) sustainability issues
 - (m) the urban design policies of the development plan
 - (n) the environmental protection policies of the development plan
 - (o) the hotels and tourism policies of the development plan
 - (p) the transport policies of the development plan
 - (q) the high buildings policies of the development plan
- and having regard to all other matters raised.

Informative(s) :-

1. The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.
2. The applicants attention is hereby drawn - (i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and (ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810:1979)
3. That this permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

07/00346/P

06/02/2007

Croham

Application for full planning permission

Agent:
Horace Architects
27 Brewhouse Lane
Putney
London
SW15

Applicant:
Metropolitan Housing Trust
With Chattlewell Developments
MHT House
Crescent Lane London
SW4 9RS

Location: Former Redsan Works, 14 - 40 Sanderstead Road, South Croydon, CR2 OPA

Description: Demolition of existing buildings; erection of three storey building comprising 34 two bedroom and 4 one bedroom flats and commercial use for purposes within Class A1 (retail), A2 (financial and professional), B1 (business) or D1 (non-residential institution); erection

of 3 three-storey five bedroom houses and 1 four bedroom two-storey house with roof accommodation; formation of vehicular access and provision of 34 car parking spaces and communal amenity space.

Drawing No(s): 01; 02; PL30G; PL31C; PL32E; PL35B; PL36D; PL37B; PL38C; PL39A; PL40B; PL41A; PL42A; PL50; PL60; PL70A; PL71A.

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

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

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

Section A

- (1) car and cycle parking arrangements
- (2) obscure glazed screen to flats at rear of 42-50 Sanderstead Road

Section B

- (3) refuse/recycling collection facilities
- (4) boundary walls and fences

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

2. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following details, and shall be provided before any part of the development is occupied:-
 - (1) security lighting to parking areas
 - (2) finished floor levels of the building(s) in relation to existing and proposed site levels
 - (3) public art feature to north facing elevation of southernmost building
 - (4) green screen panels to Sanderstead RoadReason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

3. Unless otherwise previously agreed in writing by the Local Planning Authority in writing, the matters approved and listed in (1), (2) & (4) of condition 2 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)

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. Plans of the new street including levels, gradients, surface water drainage and construction shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development; the foundation of the carriageway shall be constructed in accordance with the approved details prior to the commencement of other building operations unless otherwise agreed in writing by the Local Planning Authority; no part of the development shall be occupied until the approved details have been fully implemented
Reason: To ensure an acceptable standard of development having regard to the Policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
6. Prior to the commencement of the development, a hard and soft landscaping scheme 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)
7. No window shall be formed in the north-western elevation of the semi-detached house at or above first floor level other than as specified in the application
Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
8. 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)

9. 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)

10. 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)

11. 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)

12. Should the use of the ground floor commercial element in the northern building be used for purposes within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) then this shall not include the following uses:-

(a) as a public hall or exhibition hall

(b) for public worship or religious instruction or as a church hall

Reason: To protect the amenities of adjoining occupiers

13. Before the commercial part of the development is occupied, a Green Travel Plan shall be submitted for approval to the Local Planning Authority, with the aim of reducing the need for cars for staff, and how this might be implemented. The development hereby approved shall be implemented in accordance with the measures set out in the Travel Plan.
Reason: To comply with Policies SP14 and T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
14. The windows in the east facing elevation of the building to the rear of 42-50 Sanderstead Road shall be retained in the form specified for so long as the development remains in existence
Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
15. 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 SP1-3, UD1-3, UD6-8, UD12-16, SP4, UC11-13, SP7, RO12, SP9-11, SP13, EP1-4, EP6, EP13, EP16, SP14, T2, T4, T8, T11, SP15, EM1, EM4, SP17-22, H2-4, H9, H13-14, SP23, SH1-2, SP27, CS1, CS3-4.

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 housing policies of the development plan
 - (k) the archaeology policies of the development plan
 - (l) sustainability issues
 - (m) the recreational open space policies of the development plan
 - (n) the urban design policies of the development plan
 - (o) the environmental protection policies of the development plan
 - (p) the transport policies of the development plan
- and having regard to all other matters raised.

Informative(s) :-

1. The development of this site is likely to damage archaeological remains. The

applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.

2. The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites" before commencing work on the site. The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.
3. Your attention is drawn to the requirements of the Party Wall Etc Act 1996 in relation to work close to or on a neighbours building or boundary
4. 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)
5. That this permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

07/01442/P

13/04/2007

Fairfield

Application for full planning permission

Agent:
Tribal MJP
87-91 Newman Street
London
W1T 3EY

Applicant:
Croydon College
C/O AGENT

Location: Croydon College, College Road, Croydon

Description: Alterations; erection of extension to all floors to south of the building, third floor extensions to the eastern wings of the building

Drawing No(s): PL01 - 08, 09, 10, 11, 12A, 13A, 14B, 15D, 16D, 17,18,19, 20, 21, 22B, 23A

Decision: **Permission Granted**

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

1. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters:-
Section A
 - (1) security lighting under recessed area
 - (2) details of the proposed glazing system
 - (3) ground surfacing details of the recessed area at ground floor level and access ramp including samples of materials
 - (4) railings along access ramp
 - (5) barriers under recess
 - (6) landscaping under recess
 - (7) public art

Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved in compliance with Condition 1 shall be provided/implemented 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. Any new planting and/or other landscaping treatment approved in compliance with Condition 1 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)
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 a report for approval identifying how a minimum of 10% of the carbon emissions for which the development is responsible are off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. If such requirements are to be provided by means of a biomass boiler in full or part, details shall also be provided to demonstrate that

the boiler will be used, which shall include a commitment to maintain the boiler and details of how a long term fuel supply can be secured and delivered. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

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

6. No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified BREEAM report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated BREEAM Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.
Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

7. No pedestrian access shall be provided to the ground floor recessed areas outside of college opening hours.
Reason: To protect and safety and security of the building in accordance with Policies UD6 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

8. A scheme for the night time illumination of the building in accordance with the Council's Skyline Project shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of use of the extension.
Reason: To provide an acceptable appearance within Croydon Metropolitan Centre in accordance with Policy CMC16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

9. The development shall be begun within three years of the date of the permission.
Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

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

- . The relevant policies of the Croydon Replacement Unitary Development Plan(the Croydon Plan) are SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD14, UD15, UD16, SP4, UC11, SP9, SP13, EP2, EP3, EP16, SP14, T2, CS1, SP28, CMC2, CMC12, CMC16

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) accessibility to buildings
 - (i) the archaeology policies of the development plan
 - (j) sustainability issues
 - (k) the urban design policies of the development plan
 - (l) the transport policies of the development plan
 - (m) the community services policies of the development plan
- and having regard to all other matters raised.

07/01458/P

13/04/2007

Shirley

Application for full planning permission

Agent:

Mr John Escott
Robinson Escott Planning
Downe House
303 High Street
Orpington Kent
BR6 ONN

Applicant:

Asprey Homes Ltd
Mega House
Crest View Drive
Petts Wood Kent
BR5 1BY

Location: 5-8 Oak Gardens, Croydon, CR0

Description: Demolition of 5, 6 and 7 Oak Gardens; erection of 5 two storey four bedroom terraced houses with accommodation in roofspace, 4 two storey four bedroom semi detached houses with accommodation in roofspace, 1 detached two storey four bedroom house with accommodation in roofspace and 2 two bedroom detached bungalows with attached or detached garages; formation of vehicular access and provision of associated parking

Drawing No(s): 5319/ASP/01-5319/ASP/22

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The development would be detrimental to the amenities of the occupiers of no. 8 Oak Gardens by reason of loss of privacy and overlooking from the first floor rear windows at plots 10 and 11 and would thereby conflict with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
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07/01479/P 16/04/2007 Waddon

Application for outline planning permission

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

Location: 216 Pampisford Road, South Croydon, CR2 6DB

Description: Demolition of existing building; erection of 1 three storey building comprising 6 two bedroom and 4 one bedroom flats and 1 two storey building comprising garages on ground floor and 2 two bedroom flats over; formation of vehicular access and provision of 12 parking spaces

Drawing No(s): 07/005/001; 07/005/002A ;07/005/004; 07/005/005; 07/005/006 ; 07/005/009 07/005/010A; 07/005/011A; 07/005/012A.

Decision: **Permission Refused**

Reason(s) for refusal :-

1. The proposal would result in an overdevelopment of the site out of keeping with the character of the area by reason of the backland element and narrow plot width and would thereby conflict with Policies UD2, UD3 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

07/01546/P 19/04/2007 Coulsdon East

Application for full planning permission

Agent:
Keith Hiley Associates Limited
Navigator House
60 High Street
Hampton Wick Surrey
KT1 4DB

Applicant:
Ruskin Homes Ltd
1 Harestone Valley Road
Caterham
Surrey
CR3 6HL

Location: Hadleigh, Marlpit Lane, Coulsdon, CR5

Description: Demolition of existing buildings; erection of 1 two storey, 2 three/four storey and 1 three storey buildings to provide a total of 34 two bedroom, 15 one bedroom and 6 three bedroom flats; closure of vehicular access onto Marlpit Lane and alterations to vehicular access onto Reddown Road; provision of associated parking spaces, cycle parking and dustbin enclosures.

Drawing No(s): 1108/101A, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110

and RUS15317-10

Decision: Permission Refused

Reason(s) for refusal :-

1. The development would result in a cramped and overcrowded form of backland development that would be dominated by parking, servicing and access arrangements, which together with the limited amenity space for residents would not result in a high quality form of development. The proposal would thereby conflict with Policies UD2, UD13, UD14, H5 and H10 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
2. The siting and form of Block B would be detrimental to the amenities of the occupiers of adjoining property resulting in an overbearing impact, visual intrusion and loss of outlook. The proposals would therefore conflict with Policies of UD2, UD3, UD8 and H5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
3. The development would result in the loss of or the putting at risk trees which have amenity value and would thereby conflict with Policies UD14 and NC4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. The siting and form of the development would fail to help deter crime and reduce the fear of crime and would thereby conflict with Policy UD6 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

07/01847/PR

11/05/2007

Fieldway

Application for planning permission under Regulation 3

Applicant:

Ned Bagherzadeh

London Borough of Croydon

(Assets and Facilities Management Division)

Location: Land adj Goldcrest Community Centre, Goldcrest Way, Croydon, CR0

Description: Erection of 6 four bedroom and 2 three bedroom terraced houses; formation of vehicular accesses and provision of associated parking spaces

Drawing No(s): CH/A/GCX01, CH/GD/000, CCH/C/3B01A, CH/A/GC/02A, CCH/C/4B01A, CH/A/GC/EL01, CH/A/GC/02 (proposed plan).

Decision: Permission Granted under Regulation 3 of the Town and Country Planning General Regulations 1992

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 submitted and approved before any part of the

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

Section A

- (1) sight lines
- (2) hardsurfacing for front gardens
- (3) cycle store
- (4) refuse store
- (5) security lighting
- (6) wind turbine, solar panel and sun dome

Section B

- (7) boundary fences

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

2. Prior to the commencement of the development, 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)

3. No window shall be provided in the north-eastern or south-western elevations.

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

4. 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 EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. 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 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

6. 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)

7. 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)

8. 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

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

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

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

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

- . The relevant policies of the Croydon Replacement Unitary Development Plan

(the Croydon Plan) are SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, UD15, SP14, T8, T11, SP17, SP18, SP20, H2, SP26 and CS7.

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

and having regard to all other matters raised.

Informative(s) :-

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