

**Agenda Item: 6.5**

07/03078/P

01/08/2007

South Norwood

Application for full planning permission

Agent:

Neil Barlett

Conram Partners

108 Maltings Place

169 Tower Bridge Road

London

SE1 3BJ

Applicant:

Mr Perry

30 High Street

South Norwood

SE25 6HA

Location: 30 High Street, South Norwood, London, SE25

Description: Demolition of buildings at the rear; retention of existing retail unit at the front; alterations and construction of four storey rear extension to provide four two bedroom and one 1 bedroom flats; provision of secure cycle storage and bin enclosure

Drawing No(s): P-P-01/02/03(A), P-P-0G(A), EX-P-0G, EX-E-01, EX-P-0G(D), P-E-01(A), P-S-01(A), EX-P-00

Recommendation: **Grant Permission**

Subject to the following condition(s) and reason(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 [for provision and retention]

(1) garden and communal areas

(2) refuse and cycle storage facilities

Section B [for provision]

(3) any boundary walls and fences or other means of enclosing the site

(4) finished floor levels of the building(s) in relation to existing and proposed site levels

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 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. 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)

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. 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 UC2, SP1, SP2, SP3, SP18, SP20, UD1, UD2, UD3, UD6-UD8; UD13-15, UC3, H2, H5, SP14 and T8.  
Draft Supplementary Planning Guidance Note No. 7 – Residential Conversions.

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the relationship of the development to trees to be retained
- (h) the safety of pedestrians and motorists on the adjacent highway
- (i) the safety and security of buildings and the spaces around them
- (j) accessibility to buildings
- (k) the housing policies of the development plan
- (l) sustainability issues

and having regard to all other matters raised.

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07/03079/CA

01/08/2007

South Norwood

Application for conservation area consent

Agent:

Neil Bartlett

Conram Partners

108 Maltings Place

169 Tower Bridge Road SE1 3BJ

Applicant:

Mr Perry

30 High Street

South Norwood

SE25 6HA

Location: 30 High Street, South Norwood, London, SE25

Description: Demolition of buildings at the rear

Drawing No(s): P-P-01/02/03(A), P-P-0G(A), EX-P-0G, EX-E-01, EX-P-0G(D), P-E-01(A), P-S-01(A), EX-P-00

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 with Policies UC2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

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
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**Ward:** South Norwood  
**Lead Officer:** Head of Planning Control

**PLANNING COMMITTEE**  
**15th November 2007**

**Application Number: 07/03078/P & 07/03079/CA - 30 High Street,  
South Norwood**

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**1. SUMMARY** 1.1 Full application for: Demolition of buildings at the rear; retention of existing retail unit at the front; alterations and construction of four storey rear extension to provide four two bedroom and one 1 bedroom flats; provision of secure cycle storage and bin enclosure

## **2. RECOMMENDATION**

- 2.1 Grant planning permission subject to the conditions and reasons set out in the agenda.
- 2.2 Grant conservation area consent subject to the conditions and reasons set out in the agenda.
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## **3. BACKGROUND**

### **3.1 Site Description**

- Two storey, painted render, mid terrace building with retail unit on the ground floor and residential above.
- One/two storey brick built workshop to the rear.
- L-shaped site measuring 0.03 hectares.
- Three storey buildings adjoin to either side with commercial at ground floor and residential above.
- South Norwood High Street is located on a slope.

### **3.2 Surrounding Area**

- Uses – High Street consisting of commercial at ground floor with residential above at heights varying between 2 and 3 storeys.
- To the rear of the site is the recently completed three-storey Harris Academy.
- Three-storey residential development adjoins to the west of the site fronting Cumberlow Avenue.

### **3.3 Designations**

- The site is located within the South Norwood Conservation Area.
- Frontage building forms part of the secondary shopping frontage.
- Within the South Norwood District Centre

b) **Relevant Planning History**

- 3.3 07/01625/P – Planning permission refused for the demolition of workshop at rear; alterations; erection of five storey rear extension to provide retail unit on front of ground floor, and 5 two bedroom and 1 one bedroom flats in remainder of building. Reasons for refusal:
- Overdevelopment of the site out of keeping with the character of the area and detrimental to the appearance of the South Norwood Conservation Area.
  - Not respect the height and proportions of surrounding buildings and would thereby be detrimental to the visual amenity of the South Norwood Conservation Area
  - Detrimental to the amenities of the occupiers of adjoining property by reason of its size and siting.
  - Sub-standard accommodation by reason of inadequate outlook.
- 3.4 07/01626/CA – Refused Conservation Area application for the demolition of rear workshop. Reason for refusal:
- The proposal would result in the demolition of a building within the South Norwood Conservation Area which would result in a cleared site. In the absence of an appropriate permitted scheme for redevelopment.

(c) **Proposal**

- 3.4 The proposal comprises:
- Demolition of the existing workshop building to rear.
  - Erection of a modern four-storey, L-shaped addition with semi-basement and residential accommodation comprising 4 two bedroom flats and 1 one bedroom flat to number 30 High Street.
  - Separate access is proposed from the High Street.
  - The extension would be 14m at its deepest full width to the rear of the site, with flat roof measuring a maximum height of 12m (including basement), 10.5m (from ground level).
  - It is proposed to be setback from the rear boundary of the site by maximum of 8m with garden area to the semi-basement flat.
  - All flats are proposed to have balconies to the rear 1m deep (full width).
  - Materials are proposed in render to the elevations with flat roof with zinc facia, timber panels and black engineering brickwork to top floor.
  - 5 Cycle parking spaces and bin store is proposed internally on ground floor level.
- 3.5 The scheme is different to that previously refused in that:
- The number of units have been reduced from 6 to 5
  - The height of the building has been reduced by one floor

- The side elevation nearer number 30 has been set in from the boundary with the adjoining property to the northeast.

#### **4. PLANNING POLICIES**

- 4.1 The relevant policies of the Replacement Unitary Development Plan (referred to as the Croydon Plan) are UC2, SP1, SP2, SP3, SP18, SP20, UD1, UD2, UD3, UD6-UD8; UD13-15, UC3, H2, H5, SP14 and T8.

#### **5. CONSULTATIONS**

- 5.1 Advertised: Press and Site Notice as a site within a Conservation Area.
- 5.2 The occupiers of 30 adjoining and nearby properties have been notified of the application. No objections have been received.
- 5.3 One letter of objection has been received from the North Area Conservation Area Advisory Panel detailing the following concerns:-  
An extension should normally be subservient to the main building however in this case being set back from the main frontage this general rule could be eased, however the proposed building is of too great a bulk and too great a height to fit in satisfactorily with its surroundings. The building will appear to over dominant and be overbearing on the properties at the back. A four storey building is in conflict with the characteristic heights of the area. The entrance to the flats by a long and narrow corridor is unsatisfactory, especially when considering the number of likely occupants. The location and route to the outside for the refuse is unsatisfactory. Except for the semi-basement unit the amenity space is extremely limited for all flats. A 1m deep balcony facing northwest is hardly amenity space of a decent standard. Whilst it could be argued that no car parking provision is required it is unrealistic to accept that none of the occupants will own a car. Given the number of occupants and the likely increase in car ownership over the next thirty years it is unacceptable to build this amount of accommodation with no car parking provision and no nearby, on street parking opportunities. Overdevelopment. Should seek to improve the High Street elevation by improving the relationship of the ground floor retail unit and its fascia with the bay window at first floor level.

## 6. CONSIDERATIONS

6.1 The principal considerations are:

1. Whether the principle of demolition of the rear workshop and the proposed residential development is acceptable;
2. The effect of the proposal on the visual amenities of the locality and whether it will be detrimental to the appearance of the streetscene;
3. The effect of the proposal on the residential amenities of the nearby occupiers by reason of its form and siting;
4. The effect on the living conditions for future occupiers.
5. The impact on parking and highways conditions.
6. Impact on trees.

6.2 Policy H2 of Croydon Plan states that it would permit housing development within the existing built up area provided this does not conflict with its aim of protecting the character of residential areas and there is no loss of other protected uses. The site is located in a Conservation Area. The rear workshop proposed to be demolished does not make a contribution to the character of the area. Therefore it would be acceptable to demolish the building subject to a condition linking the demolition to the implementation of an approved redevelopment scheme. As such, ensuring that it would not result in a vacant plot within a Conservation Area. There are existing residential developments to the rear of the site. The density equates to 466 habitable rooms per hectare, which is not uncommon in a town centre location. Therefore the principle of residential development is acceptable.

6.3 It is acknowledged that proposed extension would be higher than the main frontage building to which it relates. However, due to its setback from the main building and the sloping nature of this part of the street the larger rear addition would not be highly visible from the High Street. The extension would address the rear of the site and would be viewed in relation to the buildings on Cumberlow Avenue. Due to the semi-basement excavation, the proposed addition would be no higher than the adjoining Harris Academy building and relate well to the neighbouring residential development adjoining and fronting onto Cumberlow Avenue. The development would relate well, reflecting the modern design, height and bulk of the neighbouring buildings and is acceptable. As such the proposal would not detract from the character and appearance of the South Norwood Conservation Area overcoming previous reasons for refusal.

6.4 The extension has been setback by a maximum of 6m from the rear elevation of the main building and from the side elevation of the neighbouring property fronting the High Street. This would ensure there

would be no undue loss of outlook from windows in the rear elevation of the neighbouring building. Due to the reduced height and scale of the building and improved relationship with the neighbouring building, it would not result in undue loss of amenity to neighbouring properties. Due to the demolition of the existing building on site the windows in the flank of the building directly adjoining to the southwest the outlook to these windows would be opened up, as the proposed building would be setback from the rear of the site. The main habitable windows and balconies would look out onto the rear which may lead to undue overlooking to the windows in the building adjoining to the southwest. A condition relating to screening to the balconies would ensure it does not result in undue overlooking. There would be no direct overlooking between habitable rooms.

6.5 The floor spaces of the proposed units would be in excess of that normally required and is acceptable. All habitable rooms would have adequate day and sunlight. The amenity space relating to the lower ground floor flat would be acceptable, whilst all the flats are proposed to have balconies, which is acceptable, especially considering the town centre location.

6.6 With regards to the amount of development proposed on this site, it is in a location that would support a high density. It has a Public Transport Accessibility Level of 5, therefore, in a location where car-free development can be supported due to the high accessibility to public transport. Secure, covered cycle storage is proposed and is acceptable.

## **7. ENVIRONMENTAL CONSIDERATIONS**

7.1 Brownfield development is proposed which is acceptable.

## **8. EQUALITIES CONSIDERATIONS**

8.1 Level Access would be secured by Building Regulations

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Background Documents: One letter from the North Croydon Conservation Area  
Advisory Panel  
Case Officer: Johanna de Villiers  
Contact Officer: Mr P Mills Tel: 020 8760 5419