

Agenda Item: 6.2

This is a Major Application for which the 13 week period expires on 25/04/2008.

07/04152/P 25/01/2008 Upper Norwood

Application for full planning permission

Agent:	Applicant:
Mr Webster	Mr Rand
Jay Ashall Associates	Grandglobe Venture Ltd
108 London Road	10 Palm Court
Holmes Chapel	Queen Elizabeth's Walk
Crewe	London
CW4 7BD	N16 5XA

Location: Crown Point, Beulah Hill, Upper Norwood, London, SE19

Description: Alterations to elevations; erection of fourth floor to provide an additional 8 one bedroom, 5 two bedroom and 1 three bedroom flats, provision of lift shaft, alterations to car park layout

Drawing No(s): 547-202A, 547-203A, 547-204A, 547-205A, 547-206A, 547-207A, 547-209A

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

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

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

- (1) refuse collection facilities
- (2) cycle parking facilities
- (3) security lighting to the parking areas
- (4) visibility splays
- (5) screening to garden terrace

Reason: To ensure an acceptable standard of development having regard to the policies of the Unitary Development Plan and of the Second Deposit Draft 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

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) car parking spaces
- (2) access arrangements
- (3) communal garden terrace

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 full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Such details shall include existing planting to be retained, species and size of proposed new planting, hard landscaping materials (which shall be permeable as appropriate), and all boundary treatment within and around the development. The approved details 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. All planting 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 Policies UD1, UD2, UD6, UD13 and UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

6. Prior to the commencement of works on site and before any materials, equipment or machinery are brought onto the site for the purposes of development, including demolition, details of the proposed protective fencing for all retained trees on site (in accordance with BS5837 'Trees in relation to Construction' 2005) shall be submitted to and approved by Local Planning Authority in writing. The fencing shall be retained in position until the development is complete and nothing shall be placed within the fencing, nor shall any ground levels within be altered, nor shall any excavation within be made without the prior written consent of the Local Planning Authority.

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy UD14 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. No development shall take place until the applicant has provided to the Local Planning Authority for approval a design stage report, verified by a Code for Sustainable Homes assessor, confirming that the design will achieve Code for Sustainable Homes Level 4. The approved scheme shall then be provided in accordance with these details. Prior to the first occupation of the development, the developer will provide a report and certification, confirming that Code for Sustainable Homes Level 4 has been achieved in construction.

Reason: To accord with Policies UD1-3 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:-

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD12, UD13, UD14, UD15, RO12, NC2, EP1, T4, T8, T11, H2, H5 and SH6

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 shopping policies of the development plan
- (l) the housing policies of the development plan
- (m) sustainability issues
- (n) the recreational open space policies of the development plan
- (o) the urban design policies of the development plan
- (p) the nature conservation policies of the development plan
- (q) the environmental protection policies of the development plan

(r) the transport policies of the development plan
(s) the provision of satisfactory living accommodation for future residents of the flats
and having regard to all other matters raised.

Ward: Upper Norwood PLANNING COMMITTEE
Lead Officer: Head of Planning Control 24th April 2008

Application Number: 07/4152/P; Crown Point, Beulah Hill, Upper Norwood

1. SUMMARY

1.1 Full planning application for:

- Erection of a fourth floor to provide an additional 8 one bedroom, 5 two bedroom and 1 three bedroom flats
- Erection of a first floor garden terrace
- Refurbishment of the façade of the building
- Provision of 14 car parking spaces

2. RECOMMENDATION

2.1 That planning permission be granted subject to the conditions and reasons set out in the Agenda and the prior conclusion of a Section 106 Legal Agreement relating to open space, sustainable transport, health, education and additional book stock for local libraries

3. BACKGROUND

3.1 Site Description

- The site is located on the corner of Crown Dale and Beulah Hill
- Occupied by a four storey corner building
- The ground floor is occupied by 16 commercial and retail units including a pharmacy, launderette and a bakery
- The upper floors are occupied by 42 residential flats
- The building has a brick and render façade
- There is an outbuilding to the rear of the site
- There are a number of trees to the rear of the building and along the boundaries of the site such as Ash, Sycamore and Oak trees
- There are 13 garages located to the rear of the site that are currently in use by the residents' of the upper floor flats
- The rear access and the garage area is currently densely overgrown and neglected
- Site area of 0.3 hectares (0.75 acres)

3.2 Surrounding Area

- To the east of the site lies a 3/4 storey purpose built residential block of flats and 2 storey properties along Queen Mary Road
- To the north of the site lies a 5 storey residential development along Crown Dale and 2/3 storey buildings along Beulah Hill which are occupied by retail at ground floor and residential on the upper floors
- To the rear of the site the area is occupied by further residential properties along Grecian Crescent and a purpose built block of flats under construction at 316 Beulah Hill
- Further 2/3 storey buildings lie to the west of the site with retail/commercial at ground floor and residential on the upper floors

3.3 Designations

- Shopping Parade
- London Distributor Roads
- Borough Boundary

3.4 Relevant History

- No relevant planning history

3.5 Proposal

Full planning permission is sought for:

- Erection of a fourth floor extension to provide an additional 14 flats
- 8, one bedroom, 5, two bedroom and 1 three bedroom flats
- Floor areas would range between 40m² and 85m²
- The fourth floor footprint would be dictated by the existing building and would extend to a maximum height of 15.5m(2.5m higher than the existing building)
- The extension would be set back from the main frontage by 0.5m
- Facing materials to include brick, render and glazing
- The existing areas of brickwork to the whole front of the elevation would be clad with a reclaimed style of brick face cladding and the existing bays would be rendered
- Provision of a first floor communal garden terrace located over the car parking area at ground floor level
- New lift shafts
- Retention of the existing access from Crown Dale
- The existing garages are to be retained for the use of existing residents'
- Provision of 14 car parking spaces
- Provision of 14 cycle parking spaces
- Removal of 12 trees within the site
- New bin stores and recycling facilities located adjacent to the access road

- A Design, Access and Sustainability statement, an Arboricultural Assessment and a Transport Statement have been submitted with the application
- The applicant has submitted additional information in relation to residents' affected by the proposed development. They have confirmed that a party wall agreement would be entered into between each unit owner and the developer where the property is directly affected by the development. In addition, each tenant that is affected by the removal of the mansard roof and construction of the new floor would be provided with alternative accommodation within close proximity to Crown Point for the duration of works to the property.

4 PLANNING POLICIES

- The Croydon Replacement Unitary Development Plan (the Croydon Plan) SP1 – SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD12, UD13, UD14, UD15, RO12, NC2, EP1, T4, T8, T11, H2, H5 and SH6
- Planning Guidance Note No. 1 on Planning Obligations (PGN1)

5. CONSULTATIONS

5.1 Press notice and 190 adjacent/adjoining occupiers notified as this is a major application. 16 replies received. Main grounds of objection are as follows:

- Concerns relating to the buildings structure and foundations
- Possibility of subsidence
- Loss of water storage
- Drainage system is already overburdened
- Loss of light
- An additional floor would make the building very imposing on the skyline
- Design out of keeping with the current building
- The heightened elevation would over expose the building to adverse weather conditions
- Increase in traffic
- Health and safety issues for pedestrians
- Increase in parking congestion
- Noise pollution
- Fly tipping
- Unlawful access and general misuse
- Bin stores would be overflowing with additional residents' refuse
- Loss of trees
- Loss of privacy
- How will wheel chair users access the site
- Severe disruption, distress, noise and disturbance for all future residents'
- Loss of outlook
- Height and scale of the building would be unacceptable

- Impact on internet, satellite and television reception
- Some of the existing flats would have their layouts completely altered
- Increase problems with public transport in the area
- Security concerns

6. CONSIDERATIONS

The principle of residential development

- 6.1 Policy H2 of the Croydon Plan permits housing development within built up areas provided that it does not conflict with the aims of protecting the character of residential areas and there is no loss of other protected uses. There is no objection to the principle of some intensification of the residential use of the site.

Character of the locality and visual amenity of the streetscene

- 6.2 Policy SP3 of the Croydon Plan states that the “Council will require a high standard of design in all development, ensuring that it complements nearby buildings and activities, and that it protects and enhances the boroughs environment”
- 6.3 It is considered that the proposed fourth floor extension would be acceptable in terms of its scale, massing and height in relation to the existing building, the character of the locality, the adjacent properties and the visual amenity of the streetscene. Furthermore, it is considered that the contemporary design approach including the continuation of the projecting bays, the emphasis on the vertical form and the use of large areas of glazing would be acceptable in principle.
- 6.4 The proposed first floor garden terrace is also considered to be of a suitable size, siting and height. It would not be visible from Beulah Hill or Crown Dale and is thereby not considered to adversely affect the character of the locality or the visual amenity of the streetscene.
- 6.5 The proposed refurbishment to the façade of the existing building is considered to be a significant improvement to the visual appearance of the building.

The impact on the amenities of the adjoining occupiers.

- 6.6 The fourth floor extension would not further impact the amenities of residents’ of Regent’s or Herald’s Court along Crown Dale or the residents’ of the recently constructed block of flats at 316 Beulah Hill than that of the existing building.
- 6.7 There is approximately 75m - 90m between the rear of the existing building and the properties to the rear of the site at No’s 108 – 116 Grecian Crescent. The additional storey is not considered to significantly affect the amenities of the occupiers of these properties in relation to outlook and overlooking and is thereby considered to be acceptable.
- 6.8 The proposed first floor garden terrace would be set in from the eastern boundary of the site adjoining Regent’s and Herald Court by approximately

19m and 22.5m. Furthermore, there would be 12m separation from the southern boundary of the site adjoining the rear gardens of No's 112 – 116 Grecian Crescent. Due to the separation distances proposed, the first floor terrace is not considered to result in a loss of privacy or overlooking to the occupiers of these adjoining properties. If planning permission is granted, a condition could be attached requiring details of screening to the raised garden area.

Highways and Parking Issues

- 6.9 The 13 garages to the rear of the site are for use by the residents' of the 42 existing flats with Crown Point.
- 6.10 There would be 14 car parking spaces to serve the 14 proposed flats. The Croydon Plan suggests that there should be a maximum of 1 space per flat which would equate to a maximum of 14 spaces. The plans show that there would be 14 car parking spaces provided which would be in line with policies in the Croydon Plan and thereby acceptable.
- 6.11 The layout of the car parking area meets the minimum size and manoeuvring standards.
- 6.12 The Transport Statement also confirms that the 13 garages to the rear of the site would be retained as part of the application to serve the existing residents' of Crown Point.
- 6.13 The existing access road from Crown Dale would be retained as part of the application which is considered to be sufficient to allow cars to enter and exit the site adequately.

The amenities of future occupiers of the development

- 6.14 The proposed flats would have floor areas of between 40m² and 85m² which is considered to be acceptable for the size of the accommodation proposed.
- 6.15 The outlook and amount of daylight/sunlight into habitable rooms is considered to be acceptable for future occupiers of the site.
- 6.16 The amenity space included in the scheme takes the form of communal garden terrace to the rear of the building at first floor level. It is considered that the level of provision would be acceptable for proposed and existing flats without causing detriment to adjoining or nearby occupiers.

Trees

- 6.17 There are a large number of trees on the site, however the majority are of poor form and condition and of only limited amenity value. Given this lack of prominence, the trees on site are not worthy of inclusion in a Tree Preservation Order.
- 6.18 The trees of most importance to this site are the 2 Oak trees along the rear boundary. These trees can be successfully retained as part of the application. If planning permission is granted, a suitable condition could be attached

requiring details of tree and planting area protection, tree work operations and ground protection.

S106 Contributions

- 6.19 Planning Guidance Note 1 recommends contributions towards sustainable transport (£10,100), health (£10,000), open space contribution (£6,000), education (£2,000) and additional book stock for local libraries (£280). The applicant has indicated that they are willing to provide such contributions and a legal agreement has been prepared to this effect.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 An environmental performance statement has been submitted with the application. The applicant has completed a Code for Sustainable Homes pre assessment which indicates that they are on track to achieve Level 4 and information in relation to the provision of 10% renewable energy. It is considered that any further details could be dealt with by a condition.

8. EQUALITIES CONSIDERATION

- 8.1 The plans show the provision of 1 disabled parking space and lifts

Case Officer: Stacey Boot

Background Documents: Letters from 12 neighbouring properties

Contact Officer: Mr. Phil. Mills 020 8760 5419

