

- ADDENDUM TO AGENDA -

Item 6.5 08/01820/P & 08/01821/CA 18-20 St. Dunstan's Road, SE25

An email has been received today (31/07/2008) from the applicant formally Withdrawing the applications.

Item 6.2 08/01338/P James Terry Court 51 Warham Road, South Croydon

The Ward should read "Waddon"

Item 6.1 08/01736/P Selsdon Park Hotel, Addington Road, South Croydon

Comments from neighbouring occupier, *with added Officer comment:*

"I am in favour in principal to extensions and improvements to be made to this hotel provided that architecturally they will complement the existing buildings. However, the applicant has ticked on the application form that there will be an impact on trees on the site and has indicated that an ecology statement would be provided with the application. However, no such ecology statement or tree survey has been provided in the documents section under this application. Accordingly, I am raising this objection until I can be satisfied that there will be no harm caused to any of the notable mature trees on this site. I would be very grateful if details on the impact on existing trees on the site could be supplied in order that I may then be able to either remove this objection or provide clearer grounds for this objection."

At question 16 on the application form the question "Are there any trees or hedges on the proposed development site?" has been answered 'yes', but the question "Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?" has been answered 'no'. There are indeed many trees on the site, but elsewhere within the site, but none on land adjacent to the proposed development that could influence the development. It is not therefore considered that the proposed development would have any impact on trees on the site.

Item 6.3 08/01754/P 48-50 Portland Road, SE25

Para 1.1 of the report should read as follows:-

This application is seeking full planning permission for the erection of 1 four storey building comprising use as business centre on ground floor and 7 two bedroom and 1 one bedroom flats over; erection of 1 two bedroom, 3 three bedroom and 6 four bedroom houses; formation of vehicular access from Farley Place and provision of associated parking

For clarification, in relation to Para 6.16:-

This proposal being in excess of 14 housing units invokes the requirement for affordable housing expressed in Policy H13 of the Croydon Plan. A requirement of 40% is normally sought for a development of this size. But, in this instance the applicant is proposing that the affordable housing provision on this site be substituted for the 241m² ground floor commercial unit which would be provided to the Council on a 125 year peppercorn rent. However, 36 rooms of the development would still comprise affordable accommodation as it is proposed to locate on this site the Affordable Housing provision of a new development at Victory Place in Upper Norwood. A separate report on this application (ref. 08/1755/P) appears elsewhere on this agenda. Given the importance of the Portland Road Business Centre to the local employment opportunities the exchange of affordable housing for the ground floor commercial unit is acceptable in this instance.

Condition No. 1 should read as follows:-

- (1) finished floor levels
- (2) external security lighting
- (3) vehicular access gates
- (4) cycle parking
- (5) refuse 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)

Condition No. 3 should read as follows:-

No works on site shall commence until details of parking arrangements comprising a minimum of 14 parking spaces 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 an acceptable standard of development having regard to the Policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

Condition No. 8 should read as follows:-

Unless otherwise previously agreed by the Local Planning Authority in writing 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 the agreed code has been achieved in construction.

Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

The drawing no's should read as follows
010 B PP 01, 02, 04, 05, 06, 07, 08, 010 B PE 03, 010 A PP 09, 10, 010 PE
01

Item 6.4 08/01755/P Land, Victory Place, SE19

Para 1.1 of the report should read as follows:-

This application is seeking full planning permission for the demolition of existing buildings; erection of four storey building comprising a use within Class (A1 retail) or A2 (financial and professional services) or A3 (restaurant/cafe) or A4 (drinking establishment) on the basement and ground floors and 8 three bedroom, 4 two bedroom and 24 one bedroom flats in the remainder of the building, formation of a vehicular access and provision of associated parking.

For clarification, in relation to Para 6.18:-

The provision of affordable housing should remain on the site to which they are related, however the applicant has put forward a package with the affordable housing located elsewhere. This comprises 36 habitable rooms (40% of the 91 habitable rooms proposed at Victory Place) which would be provided on Portland Road (see app ref. 08/1754/P report elsewhere on this agenda). Therefore the 36 units on this site would be provided as private dwellings.

Three further letters of objection(including one from Carberry Road Residents Association) have been received since the Committee Report was published. These detail the following issues.

- The proposed development does not enhance but detracts from the Conservation Area
- The design is not in keeping with the existing area and out of context with Victorian architecture
- Increased size and massing of buildings
- Loss of light to adjoining properties
- Visual intrusion to adjoining properties
- Overdevelopment of the site with too many flats
- The density of development would worsen the congestion and parking in the area
- The commercial use would be detrimental to amenity of flats above

Condition No. 5 should read as follows:-

Unless otherwise previously agreed by the Local Planning Authority in writing 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 the agreed code has been achieved in construction.

Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

Condition No. 9 should read as follows:-

In relation to the use of the commercial premises no food shall be cooked on the premises until a scheme for the control of odours, smoke and grease has been submitted to and approved by the Local Planning Authority in writing and any required ducting or other equipment has been satisfactorily installed on the site. Any such ducting and equipment shall be retained for so long as the use remains in existence.

Reason: To protect the amenities of adjoining occupiers

The drawing no's should read as follows

003, PP 01, 02, 03, 04, 05, 003 PE 01, 02, 03 Rev A
