

PLANNING COMMITTEE

Meeting held on Thursday, 31 July 2008 at 6.30 pm

WRITTEN MINUTES - PART A

Present: Councillor Chris Wright (Chairman);
Councillor John Perry (Vice-Chairman);
Councillors Alison Butler (Reserve Member), Brian Cakebread,
Sherwan Chowdhury (Reserve Member), George Filbey, Yvette Hopley,
Maggie Mansell, Paul Scott and Susan Winborn.

Absent: Councillors Bernadette Khan and Matthew Kyeremeh.

Also Present: Councillor Pat Ryan.

Apologies for absence were received from Councillors Bernadette Khan and Matthew Kyeremeh.

A104/08 MINUTES - 24 JULY 2008

RESOLVED that the Minutes of the meeting held on 24 July 2008 be signed as a correct record.

A105/08 DECLARATIONS OF INTEREST

| Member's Name | Agenda Item No. | Type of Interest | Time of Declaration | Reason |
|-----------------------|-----------------|--------------------------|---------------------|---|
| Councillor Paul Scott | 6.3 | Personal and Prejudicial | 7.42 pm | 'I have been involved heavily with the development of the business centre proposals and this site in capacity as a local Councillor.' |
| Councillor Paul Scott | 6.4 | Personal | 7.42 pm | 'The S106 agreement on this application is linked to that of agenda item 6.3.' |

A106/08 URGENT BUSINESS (If any)

None.

A107/08 EXEMPT ITEMS

RESOLVED that the allocation of business between Part A and Part B of the Agenda be confirmed.

A108/08 PLANNING APPLICATIONS (Agenda Item 6)

Application(s) to which a Member of the Council has made a referral:-

(1) 08/01755/P Land, Victory Place, Upper Norwood

Decision: Deferred for further information

Note: A motion for approval was defeated by show of hands 5 votes to 4 and a motion for refusal received 4 votes to 4 by show of hands and was not approved after the Chair's casting vote and the application was therefore not determined.

A motion to Defer a decision for further information was then proposed, seconded and approved by show of hands.

The Head of Planning Control reported the following:

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

Application(s) which involve a Departure from the Development Plan:-

(2) 08/01736/P Selsdon Park Hotel, Addington Road, South Croydon

Decision: Grant Permission

The Head of Planning Control reported the following:

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.

Other Applications:-

(3) 08/01338/P James Terry Court, 51 Warham Road, South Croydon

Decision: Grant Permission subject to additional condition being added concerning provision of ramps.

The Head of Planning Control reported the following:

The Ward should read “Waddon”

(4) 08/01754/P 48-50 Portland Road, South Norwood

Decision: Grant Permission subject to a Legal Agreement

The Head of Planning Control reported the following:

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

(5) 08/01820/P and 08/01821/CA St. Dunstan's Road, South Norwood

Decision: Applications withdrawn by the applicant.

The Head of Planning Control reported the following:

An e-mail has been received today (31.07.08) from the applicant formally withdrawing the applications.

A109/08 RECENT APPEAL DECISIONS (Agenda Item No.7)

RESOLVED that the decisions indicated as set out in respect of items listed in page 85 be noted.

A110/08 FORTHCOMING PLANNING INQUIRIES (Agenda Item No.7)

RESOLVED that the Planning Inquiries in respect of the items listed be noted.

AGENDA - PART B

None.

The meeting terminated at 9.00 p.m.

08/01338/P

12/05/2008

Waddon

Application for full planning permission

Agent:

Mr Taylor

PRP Architects

Ferry Works

Summer Road

Thames Ditton Surrey

KT7 0QJ

Applicant:

Royal Masonic Benevolent

Institution

60 Great Queen Street

London

WC2B 5AZ

Location: James Terry Court 51 Warham Road, South Croydon, CR2 6LH

Description: Alterations and partial demolition of existing buildings; erection of two/three storey link extensions to provide a total of 75 residential care [C2] bedspaces and 14 close/extra care units for elderly persons with associated communal and ancillary spaces; alterations to vehicular access and provision of associated parking

Drawing No(s): A5644_2.1_001A; A5644_2.1_005F; A5644/23/002_A; A5644/23/003_A; A5644/23/004_A; A5644/23/006_A; A5644_2.1_006D; A5644_2.1_007D; A5644_2.1_008D; A5644_2.1009C; A5644_2.1_010D; A5644_2.1011A; A5644_2.1_012A; A5644_2.1_013A; A5644_2.1014A; A5644_2.1_015C; A5644_2.1_016C; A564421/017_A; A5644_2.1_018A; A5644_2.1_019A; A5644_2.1_20A; A5644_2.1_002A

Decision: **Permission Granted**

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

1. 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)
2. Fencing for the protection of the preserved trees and non-preserved trees shall be erected as specified in the Arboricultural and Planning Integration Report which accompanied the application before any materials, equipment or machinery are brought onto the site for the purposes of development, including demolition. 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 Policies UD14 and NC4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. The development shall not take place until full details of the route for services

has been submitted to and approved in writing by the Local Planning Authority. Such services shall only be provided in accordance with the approval details. 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).

4. 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).
5. The new hardstanding parking area to the rear and accessed from Haling Park Road shall be constructed using non-mechanical "no-dig" methods as specified in the Arboricultural and Planning Integration Report which accompanied the application.
Reason: To ensure that the trees on site to be retained, including those not protected by tree preservation orders, are not damaged by construction and associated works in accordance with Policy NC4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
6. The visibility splays shall be provided as specified in the application before the accesses are 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)
7. Unless otherwise previously agreed by the Local Planning Authority in writing the layout and siting of the parking and servicing areas shall be maintained as shown in the approved plans 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 Policies UD13, UD15, and T11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
8. The replacement windows to the Locally Listed Building shall be formed of timber frames and maintained as such for so long as the development remains in existence.

Reason: To ensure an acceptable standard of development having regard to Policy UC9 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

9. Notwithstanding the approved plans the applicant shall submit elevation and section details of the proposed ramp to the front of the Locally Listed Building at a scale of not less than 1:50 for the written approval of the Local Planning Authority. Once approved the ramp shall only be erected in accordance with such details.

Reason : To ensure an acceptable standard of development having regard to Policy UC9 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

10. Unless otherwise agreed in writing with the Local Planning Authority the approved scheme shall achieve an "Excellent" rating as specified in the BREEAM report which accompanied the application. 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 new 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. 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 UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, UD15, UC9, NC4, EP1, EP2, EP3, EP4, EP6, EP16, T2, T4, T11, H12, CS1.

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
 - (m) the environmental protection 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.

08/01736/P

15/05/2008

Selsdon and Ballards

Application for full planning permission

Agent:

Mr Stephen Brooker
Cliff Walsingham & Co
Bourne House
Cores End Road
Bourne End Bucks
SL8 5AR

Applicant:

Principal Hayley Group
11 Ripon Road
Harrogate
West Yorks
HG1 2JA

Location: Selsdon Park Hotel, Addington Road, South Croydon, CR2

Description: Conversion and extension of existing leisure suite to provide conference rooms, single storey rear extension and replacement car parking

Drawing No(s): 9749/TP001B, 9749/TP002B, 9749/TP003B, 9749/TP101B, 9749/TP102B, 9749/TP103B, 9749/TP104B, 9749/TP105B, 9749/TP106B, 9749/TP107B, 9749/TP111B, 9749/TP112B, 9749/TP113B, 9749/TP114B, 9749/TP115B, 9749/TP116B, 9749/TP117B, 9749/TP118B, 9749/TP119, 9749/TP120, 9749/TP301B, 9749/TP303B, 9749/TP304A, 9749/TP311B, 9749/TP313B, 9749/TP314B, 9749/TP316.

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 and

once approved shall be implemented in accordance with the approved details:-
Section A

- (1) security lighting around the site
- (2) refuse facilities

Section B

- (3) any boundary walls and fences or other means of enclosing the site and those within the site
- (4) signage for parking areas

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 those in Section A thereof shall also 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) car parking arrangements
 - (2) cycle parking for visitors and staffReason: To ensure an acceptable standard of development having regard to the Policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
4. Prior to the commencement of the development, a detailed Travel Plan to include an annual review mechanism shall be submitted to the Local Planning Authority for approval and once approved shall be implemented within 6 months after the completion of the development
Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
5. Unless 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 an independently verified BREEAM report that achieves 'Very Good' 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. 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 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, UD13, UD14, UD15, SP4, UC9, UC11, SP5, RO1, RO6, SP8, NC2, NC4, SP9, SP10, SP13, EP16, SP14, T2, T4, T8, T11, SP24, SP25, HT2, SP26 and LR2. Also of significant relevance to this application is Planning Policy Guidance Note 2 (PPG2) on Green Belts.

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 employment policies of the development plan
 - (l) the archaeology policies of the development plan
 - (m) the character and appearance of the listed building
 - (n) sustainability issues
 - (o) maintaining the open character of the Metropolitan Green Belt
 - (p) the urban design policies of the development plan
 - (q) the environmental protection policies of the development plan
 - (r) the hotels and tourism policies of the development plan
- and having regard to all other matters raised.

08/01754/P 16/05/2008 Woodside

Application for full planning permission

Applicant:
Mr Ivan Bateman
St Aidans Developments
2 Leathermarket Street
Bermondsey
London
SE1 3HN

Location: 48-50 Portland Road, South Norwood, London, SE25

Description: 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

Drawing No(s): 010 B PP 01, 02, 04, 05, 06, 07, 08, 010 B PE 03, 010 A PP 09, 10, 010 PE 01

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) 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)

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. 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)

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. 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)

7. No window shall be provided in the southern elevation of unit 1
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
8. 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)
9. 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)
10. 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)
11. 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 the 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

12. Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any amendment or replacement thereof, no window shall be inserted or constructed in the roof of the development without the express permission of the Local Planning Authority

Reason: To protect the amenities of adjoining occupiers and the visual character of the area

13. Unless otherwise previously agreed by the Local Planning Authority in writing the dwellings designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users shall be provided as specified in the application and shall be retained as such for so long as the development remains in existence.

Reason: To ensure that an acceptable standard of flexible and adaptable housing is provided and retained in accordance with Policy H14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

14. Unless otherwise previously agreed by the Local Planning Authority in writing all the dwellings shall be provided in conformity to "Lifetime Homes" standards as specified in the application and shall be retained as such for so long as the development remains in existence.

Reason: To ensure that an acceptable standard of flexible and adaptable housing is provided and retained in accordance with Policy H14 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:-

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD12, UD13, UD14, UD15, EP1, EP16, T4, T8, T11, H2, H5, H13, H14, EM5 and CS1.

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 employment policies of the development plan
- (m) the housing policies of the development plan
- (n) the preservation or enhancement of the conservation area
- (o) sustainability issues
- (p) the urban design policies of the development plan
- (q) the environmental protection policies of the development plan
- (r) the transport policies of the development plan
- (s) the community services policies of the development plan
- (t) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

08/01755/P

16/05/2008

Upper Norwood

Application for full planning permission

Applicant:

Mr Ivan Bateman
St Aidans Developments
2 Leathermarket Street
Bermondsey
London
SE1 3HN

Location: Land, Victory Place, Upper Norwood, London, SE19

Description: 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, 3 two bedroom and 25 one bedroom flats in the remainder of the building, formation of a vehicular access and provision of associated parking.

Drawing No(s): 003, PP 01, 02, 03, 04, 05, 003 PE 01, 02, 03 Rev A

Decision: **Application Deferred**

08/01820/P 19/05/2008 South Norwood

Application for full planning permission

Agent:

Mr Northey
Skeynes Design Limited
Beech House Farm
Beech House Lane
Salehurst East Sussex
TN32 5PN

Applicant:

Mr Northey
Skeynes Design Limited
Beech House Farm
Beech House Lane
Salehurst Robertsbridge, East
Sussex
TN32 5PN

Location: 18-20 St. Dunstan's Road, South Norwood, London, SE25

Description: Demolition of existing buildings; erection of four storey building comprising 11 two bedroom flats, with ancillary car parking spaces including one disabled bay, formation of vehicular access

Drawing No(s): StD/005, StD/010, StD/011, StD/012, StD/013, StD/014, StD/015, StD/016, StD/020, StD/021, StD/022, StD/023, StD/024, StD/025, StD/026, StD/027, StD/028, StD/030, StD/031, StD/035, StD/040, StD/050

Decision: **No decision, application withdrawn by the applicant**

08/01821/CA 19/05/2008 South Norwood

Application for conservation area consent

Agent:

Mr Northey
Skeynes Design Limited
Beech House Farm
Beech House Lane
Salehurst East Sussex
TN32 5PN

Applicant:

Mr Northey
Skeynes Design Limited
Beech House Farm
Beech House Lane
Salehurst Robertsbridge, East
Sussex
TN32 5PN

Location: 18-20 St. Dunstan's Road, South Norwood, London, SE25

Description: Demolition of existing buildings

Drawing No(s): StD/010

Decision: **No decision, application withdrawn by the applicant**
