

Development Management
Sustainable Communities, Regeneration and Economic
Recovery Department
6th Floor, Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

Mr James Jackson
JAXON ARCHITECTURE LTD.
6 Constable Court
79 Kings Cross Road
London
WC1X 9LQ
United Kingdom

Please ask for/reply to: Jeni Cowan
Tel/Typetalk: 020 8726 6000 Ext
Minicom: 020 8760 5797
Email: development.management@croydon.gov.uk

Your ref: 119 Old Farleigh Road Section...
Our ref: P/PC/Central Area Team/DCJZC

Date: 23rd February 2023

**Town and Country Planning Act 1990. Town and Country Planning
(Development Management Procedure) (England) Order 2015**

Application Number: 22/03538/CONR **Applicant:** Mr Gordon Laurie Albury Homes
Selsdon Ltd.

Grant of planning permission

The Council of the London Borough of Croydon, as the Local Planning Authority, hereby grant planning permission for the following development, in accordance with the terms of the above mentioned application (which shall include the drawings and other documents submitted therewith) :-

Variation of condition 2 (approved plans) attached to planning permission 20/01470/FUL for the demolition of existing bungalow and erect a terrace of 3 x three bedroom houses with shared access and drive way using the existing entrance from Old Farleigh Road and 2 x one bedroom house to the rear accessed via the existing entrance and via undercroft.

at:

Development Site Former Site Of, 119 Old Farleigh Road, South Croydon, CR2 8QD

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

- 1 The development shall be begun within three years of the date of the original planning permission (ref: 20.01470/FUL, date 29 January 2021).

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

- 2 The development shall be carried out entirely in accordance with the following

documents and approved drawings:

Site Location Plan - A1-10 rev 1
Existing Site Location Plan - 01
Existing Floor Plans - 02
Existing Elevations - 03
Proposed Site Plan - A1-01 rev 3
Proposed Floor Plans Units 1-3 - A1-100 rev 3
Proposed Floor Plans Units 4-5 - A1-101 rev 1
Proposed Floor Plans Units 1-3 - A1-150 rev 2
Proposed Floor Plans Units 4-5 - A1-151 rev 1
Vehicle Tracking - A1-165 rev 3
Proposed 45 Degree Sketch - A1-120 rev 1
Proposed Elevations Units 1-3 - A1-300 rev 1
Proposed Elevations Units 4-5 - A1-301 rev 1

Reason: To ensure an acceptable standard of development.

- 3 No works to any above ground external elevation of the building(s) 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 the approved details.

Reason: To ensure that the appearance of the development is satisfactory having regard to the character and appearance of the locality.

- 4 No above ground works shall commence until scaled drawings, showing the size, siting and appearance of the cycle storage and bin storage facilities have been submitted to and approved by the Local Planning Authority in writing.

The details approved shall be provided and completed in accordance with this condition prior to the first occupation of the development, and maintained for the lifetime of the development.

Reason: To ensure that an appropriate quantum of refuse storage and cycle parking is provided to an acceptable standard.

- 5 Prior to the commencement of development a Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the Local Planning Authority.

The CLP shall include the following information for all construction phases of the development:

- a) Hours of construction;
- b) Hours of deliveries;
- c) Parking of vehicles associated with deliveries, site personnel, operatives and visitors;
- d) Facilities for the loading and unloading of plant and materials;
- e) Details of the storage facilities for any plant and materials;
- f) The siting of any site huts and other temporary structures, including site hoardings;
- g) Details of the proposed security arrangements for the site;

- h) Details of the precautions to guard against the deposit of mud and substances on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances prior to entering the highway;
- i) Details outlining the proposed range of dust control methods and noise mitigation measures;
- j) Details demonstrating compliance with the non-road mobile machinery (NRMM) regulations 2015;
- k) Details confirming that all delivery vehicles are registered under the Freight Operators Recognition Scheme (FORS) achieving a minimum of silver status.

All construction phases of the development shall be carried out strictly in accordance with the details so approved.

Reason: To safeguard the amenity of surrounding residents and the area generally, and to prevent adverse impacts upon the transport network during the construction phase of the development.

This condition is required to be pre-commencement to ensure that all phases of construction do not adversely impact the amenity of surrounding residents and the area generally, and do not adversely impact upon the transport network.

- 6 Prior to the commencement of above ground works, full details of the following shall be submitted to and approved in writing by the Local Planning Authority:
- a) Hard landscaping materials (including samples as appropriate);
 - b) Soft landscaping details, including existing planting to be retained, the species, size and density of proposed new planting, as well as the dimensions of new trees;
 - c) Boundary treatments;
 - d) Details of a proposed SUDS for the development, including specification, attenuation capacity and impact on water runoff rates.

The details approved shall be provided and completed in accordance with this condition prior to the first occupation of the development, and maintained for the lifetime of the development with the exception of new planting which shall be provided and completed in accordance with this condition prior to the end of the first planting season following completion of the development, and maintained for a period of five years from the date of planting. Any new planting which dies, is severely damaged, becomes seriously diseased or is removed within that period shall be replaced by planting of a similar size and species to that originally planted.

Reason: To ensure that the appearance of the development is acceptable, contributes towards a high quality built environment, and does not worsen flood risk in the locality.

- 7 The parking forecourt shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the building.

Reason: To reduce surface water run-off from the site.

- 8 The development hereby approved shall be carried out in accordance with the following details relating to trees:

Arboricultural Method Statement & Tree Protection Plan (authored by Crawshaw Arborcare Ltd, dated 22.09.22);
Arboricultural Report & Tree Constraints Plan & Impact Assessment - New Scheme 2022 (authored by Crawshaw Arborcare Ltd, dated 22.09.22);
Tree Protection Plan (authored by Crawshaw Arborcare Ltd, dated 22.09.22);
Tree Impact Plan (authored by Crawshaw Arborcare Ltd, dated 22.09.22).

Reason: To ensure that trees which contribute to visual amenity can be retained and are not damaged by the construction and associated works.

- 9 All of the residential units within the development hereby approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable'.

Such provision shall be reasonably maintained for the lifetime of the development.

Reason: To ensure the adequate provision of accessible and adaptable dwellings and wheelchair adaptable and wheelchair accessible dwellings.

- 10 The development hereby permitted shall achieve a minimum 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the Building Regulations (2013).

Reason: To ensure high standards of sustainable design and construction in new development.

- 11 The development hereby permitted shall achieve a minimum water efficiency standard of 110 litres/person/day.

Reason: To ensure high standards of sustainable design and construction in new development.

- 12 Vehicular and pedestrian visibility splays shall be implemented prior to the occupation of the development, in accordance with plan A1-166 rev 2 (Transport Strategy Visibility Splay). The visibility splays shall be retained in perpetuity.

Reason: To ensure an acceptable level of highway safety.

- 13 The development shall be implemented upon occupation in accordance with the details of the Proposed Waste Management Strategy (drawing number A1-015 rev 4). The strategy shall be retained in perpetuity.

Reason: To ensure that the development does not prejudice highway safety and

protects the amenity of the adjoining occupiers.

In reaching this decision the Local Planning Authority has sought to work in a positive and pro-active manner based on seeking solutions to problems in the following way:

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service. (1) The scheme did not comply with guidance and no pre application discussions were entered into. (2) The Local Planning Authority's suggested improvements were adopted by the applicant. (3) The Local Planning Authority delivered the decision in a timely manner.

Informative(s):

1 IMPORTANT

Community Infrastructure Levy.

A. You are advised that under the Community Infrastructure Levy Regulations 2010 on commencement of the development a financial payment will be required to Croydon Council and the Mayor of London. In relation to retrospective applications where the development has already taken place, the financial payment is due immediately on the grant of planning permission. The payment to the Mayor of London will be forwarded by Croydon Council.

B. A separate Liability Notice will be issued to any person who has assumed liability for the payment. If no person or body has already assumed liability then within 14 days of this permission the names and addresses of the person(s) responsible for the CIL payment should be forwarded to the Council using the agreed forms which can be obtained from the planning portal from the link below.

www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

C. If no person or body has assumed liability, payment will be required from the owner of the land at the time of commencement of works. It should be noted that for the purpose of the above regulations commencement of the development will comprise any works of demolition necessary to implement the planning permission.

D. For further information please visit the Croydon Council's website at:
www.croydon.gov.uk/cil

2 Before commencing work on the site to ensure an environmentally acceptable construction process, and possible enforcement action, you should consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites". 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 In relation to condition 13:

Please ensure that a minimum of 1 months' notice (prior to the first occupation of the development) is given to the Council's waste team to arrange future collections for the development by contacting: newbuildbins@croydon.gov.uk

Demolition guidance

If the proposal involves the demolition of buildings or part demolition of buildings of more than 50 M3, an application for demolition will be required under Section 80 of the Building Act 1984, notifications prior to commencement of the demolition

Serving a notice of intended demolition

It is the owner's responsibility to ensure that demolition is carried out in a safe manner and that the requisite application is submitted to the council. You can complete the Council's application form for Demolition under section 80 using this link [here](#). or email hsg-privatehousing@croydon.gov.uk

Development Infrastructure Coordination Service

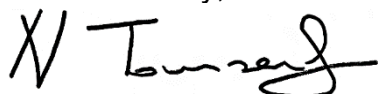
The new development infrastructure coordination service supports developers with providing essential information regarding local utility infrastructure, ongoing project support as well as provide support with utility coordination.

The coordinator can interface with infrastructure providers and ensure that development connections are delivered in a timely and efficient manner, reducing disruption.

The service is supported by The Mayor of London and further information can be found on the [Developer Infrastructure Coordination service website](#).

The infrastructure coordinator can be contacted by email at ICS@Croydon.gov.uk and can be used to support developments from pre-application through delivery on site

Yours faithfully,



Nicola Townsend

Head of Development Management

Notes: This is a planning permission only. It does not convey any approval or consent which may be required under the Building Regulations or any other enactment.

To help you with the Building Control process and securing the necessary consents, you should be preparing for the next regulatory stage, which will be a Building Control submission.

Your building work will be inspected and a Certificate issued on satisfactory completion. You will need this when you come to sell the property.

Please click [here](#) for a helpful booklet which explains the requirement for this application and how the process works. Whilst the booklet should answer most questions you may have, please do not hesitate to contact Croydon Building Control for further advice, including technical matters. We can provide a seamless service with our planning colleagues to help you ensure that your building works proceed smoothly and comply with all necessary processes and consents.

Email: building.control@croydon.gov.uk Ring: 020 8760 5637 or visit the Croydon Building Control [website](#)

Appeals to the Secretary of State - Notes for applicants

Applicants for Planning Permission.

(A) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

(B) If you want to appeal against your local planning authority's decision, then you must do so within six months of the date of this notice, using a form which you can obtain from the Planning Inspectorate.

(C) Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

(D) The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

(E) The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

(F) In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

(G) If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

Purchase Notices.

(A) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out any development which has been or would be permitted.

(B) In these circumstances, the owner may serve a purchase notice on the London Borough Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.
