

**TANDRIDGE DISTRICT COUNCIL**

Town &amp; Country Planning Act 1990

David Ciccone Architects Ltd  
The Beeches  
Gravelly Hill  
Caterham  
Surrey  
CR3 6ES

On behalf of Mr Roger Purdom,

The TANDRIDGE DISTRICT COUNCIL as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 hereby GRANTS planning permission for: -

Demolition of detached 4 bed dwelling and 2 bed annexe and erection of 4 no. 3 bed terrace dwellings, with associated parking and hard and soft landscaping etc.

At

35 Crescent Road, Caterham, Surrey, CR3 6LE

in accordance with the application registered by the Council on the 09 July 2024 subject to the following conditions: -

1. The development hereby permitted shall start not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This decision refers to drawings numbered 18-106-P057, 18-106-P055, 18-106-P056, 18-106-P050, 18-106-P052, 18-106-P062, 18-106-P064 received on 17<sup>th</sup> May 2024, 18-106-P054, 18-106-P051 received on 4<sup>th</sup> July 2024, received on 2<sup>nd</sup> August 2024, 18-106-P061A, 18-106-P065A, 18-106-P064A, 18-106-P060A, 18-106-P063A received on 11<sup>th</sup> September 2024, 18-106-P067A received on 25<sup>th</sup> September 2024, 18-106-P068A received on 11<sup>th</sup> November 2024, 18-106-P066B, 18-106-P067A received on 17<sup>th</sup> March 2025. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

Reason: To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the Development Plan.

3. No development shall start above ground level until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- proposed finished levels or contours
- means of enclosure
- car parking layouts

- other vehicle and pedestrian access and circulation areas
- hard surfacing materials
- minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.).
- tree and hedgerow planting as compensation for those elements being removed.

Details of soft landscape works shall include all proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules shall include details of species, plant sizes and proposed numbers/densities.

All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion or occupation of any part of the development (whichever is the sooner) or otherwise in accordance with a programme to be agreed. Any trees or plants (including those retained as part of the development) which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the Local Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The hard landscape works shall be carried out prior to the occupation of the development.

Reason: To maintain and enhance the visual amenities of the development in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

4. No development shall start until a Tree Protection Plan and Arboricultural Method Statement, relating to all stages of development, for the protection of all trees and hedges to be retained on site or trees located offsite within 12 metres of the site boundary, has been submitted to and approved in writing by the Local Planning Authority. These details shall observe the principles of BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations), shall be implemented prior to any works commencing on site, shall be retained during the course of development, and shall not be varied without the written agreement of the Local Planning Authority.

In any event, the following restrictions shall be strictly observed unless otherwise agreed by the Local Planning Authority:

- (a) No bonfires shall take place within the root protection area (RPA) or within a position where heat could affect foliage or branches.
- (b) No further trenches, drains or service runs shall be sited within the RPA of any retained trees.
- (c) No further changes in ground levels or excavations shall take place within the RPA of any retained trees.

Reason: To prevent damage to trees in the interest of the visual amenities of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

5. No development shall start above ground level until details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To enable the Local Planning Authority to exercise control over the type and colour of materials, so as to enhance the development in accordance with Policy CSP18 of the Tandridge

District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

6. The access and parking area hereby approved shall be constructed with a bound surface material for at least the first 5.5 metres back from the edge of the public highway

Reason: To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CSP12 of the Core Strategy DPD (2008) and emerging Policy DP5 of the Tandridge Local Plan: Part 2.

7. The development hereby approved shall not be occupied unless and until the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority

Reason: To ensure that the development would not cause inconvenience to other highway users and in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2024 and to accord with the Surrey Local Transport Plan 4.

8. The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that the development would not cause inconvenience to other highway users and in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2024 and to accord with the Surrey Local Transport Plan 4.

9. The drainage system shall be installed in accordance with the SuDS Drainage Strategy Report, Proposed Landscaping Plan & Proposed Drainage Plan. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the development does not increase flood risk on or off site and is maintained for the lifetime of the development.

10. The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures set out in Preliminary Ecological Appraisal dated the 1<sup>st</sup> May 2024 prepared by Crossman Associates.

Reason: To ensure that the ecological interests of the site and any protected species are adequately safeguarded throughout the development, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

11. Prior to the commencement of development, a Biodiversity Gain Plan shall be prepared in accordance with the preliminary ecological assessment dated the 1<sup>st</sup> May 2024 prepared by Crossman Associates, the Small Sites Metric Rev C dated March 2025, the Proposed Landscaping Plan and 'SWT Biodiversity Net Gain & Comments, Agent comments' dated 27<sup>th</sup> November 2024, and shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall only be undertaken in accordance with the approved Biodiversity Net Gain Plan.

Reason: To ensure that Biodiversity Net Gain is secured, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008, Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014 and the NPPF.

12. Prior to the commencement of development, a Habitat Management and Monitoring Plan detailing how the land will be managed over at least 30 years, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be undertaken in accordance with the approved Habitat Management and Monitoring Plan.

Reason: To ensure that the Habitat Management and Monitoring Plan is secured, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008, Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014 and the NPPF.

13. Notice in writing shall be given to the Council when the:

- HMMP has been implemented in accordance that approved under condition 11; and
- habitat creation and enhancement work as set out in the HMMP has been completed.

Reason: To ensure that Biodiversity Net Gain is secured, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008, Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014 and the NPPF.

14. No development shall start above ground level until details demonstrating how the development would satisfy the 10% reduction of carbon emissions through renewable resources have been submitted to and approved in writing by the Local Planning Authority. The renewable energy provision shall thereafter be implemented and retained in accordance with the approved details.

Reason: To ensure on-site renewable energy provision to enable the development to actively contribute to the reduction of carbon dioxide emissions in accordance with Policy CSP14 of the Tandridge District Core Strategy 2008.

15. The first floor and second floor (loft) flank windows (and any subsequent replacement of these windows) shall be fitted with obscure glass (Pilkington Glass level 3 or above, or equivalent) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To protect the amenities and privacy of occupiers of adjoining properties in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

16. Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no form of enlargement of the dwelling(s) hereby permitted under Classes A, B and/or C shall be carried out without the express permission of the Local Planning Authority.

Reason: To control further development of the site in the interests of the character of the area and amenities of nearby properties, in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

Informatives:

1. Condition 2 refers to the drawings hereby approved. Non-material amendments can be made under the provisions of Section 96A of the Town and Country Planning Act 1990 and you should contact the case officer to discuss whether a proposed amendment is likely to be non-material. Minor material amendments will require an application to vary condition 2 of this permission. Such an application would be made under the provisions of Section 73 of the Town and Country Planning Act 1990. Major material amendments will require a new planning application. You should discuss whether your material amendment is minor or major with the case officer. Fees may be payable for non-material and material amendment requests. Details of the current fee can be found on the Council's web site.
2. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands, and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
3. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. [www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs)
4. When an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
5. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to streetlights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
8. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.

9. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, ([www.ccscheme.org.uk](http://www.ccscheme.org.uk)) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
10. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.
11. The owner/developer will need to make adequate provision for containers to be stored individually for each of the individual properties and presented for collection at the edge of the access road for collection at Stanstead Road.
12. Each property requires sufficient space for; 1 x240 litre recycling bin, 1x180 litre refuse bin, 1 x23 litre food waste caddy and 1 x 240L garden waste bin which is an optional paid subscription service. These can be purchase from Tandridge District Council. Allow 6 weeks before occupancy so the containers can be order, paid for and delivered.
13. The applicant should ensure that the proposed development will result in no net increase in external artificial lighting at the development site, in order to comply with above referenced legislation and the recommendations in "BCT & ILP (2018) Guidance Note 08/18. Bats and artificial lighting in the UK. *Bats and the Built Environment*. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby".
14. Bats are protected under the Wildlife and Countryside Act 1981 and subsequent legislation, and it is an offence to deliberately or recklessly disturb them or damage their roosts. (potential habitats) Trees should be inspected before any works commence and if the presence of bats is suspected advice will need to be sought from Natural England on 0300 060 3900. Further advice on bats is available from the Bat Conservation Trust on 0345 1300 228.
15. The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP2, CSP3, CSP12, CSP14, CSP15, CSP17, CSP18, CSP19, Tandridge Local Plan Part 2 – Detailed Policies 2014 Policies DP1, DP5, DP7, DP8, DP9, DP19, DP21, DP22, Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2021) – Policies CCW1, CCW2, CCW3, CCW4, CCW5, the Harestone Valley Design Guide and material considerations. It has been concluded that the development, subject to the conditions imposed, would accord with the development plan and there are no other material considerations to justify a refusal of permission.
16. The Local Planning Authority has acted in a positive and creative way in determining this application, as required by the NPPF (2024), and has assessed the proposal against all material considerations including the presumption in favour of sustainable development and that which improves the economic, social and environmental conditions of the area, planning policies and guidance and representations received.



Dated: 03 April 2025

**David Ford**  
**Chief Executive Officer**

NB: *Please also see attached notes*