

Development Management  
Sustainable Communities, Regeneration and  
Economic Recovery Department  
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33 Margaret Street  
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Please ask for/reply to: George Clarke  
Tel/Typetalk: 0208 726 6000 Ext 13437  
Minicom: 020 8760 5797  
Email: development.management@croydon.gov.uk

Your ref: 100 Canterbury Road  
Our ref: P/PC/North Area Team/DCGC

Date: 23rd April 2025

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

**Application Number:** 24/02728/FUL

**Applicant:** c/o Savills Cartona Properties  
Limited

**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) :-

Demolition of existing garages and construction of a two storey terrace of 5 homes, with associated access, amenity spaces, refuse and cycle storage.

at:

100 Canterbury Road, Croydon, CR0 3HA, ,

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

- 1 The development hereby permitted shall be begun within three years of the date of this permission.

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

- 2 The development shall be carried out entirely in accordance with the following documents and approved drawings:  
433 - OBA - 00 - ZZ - DR - A - 0205 - 01, 433 - OBA - 00 - ZZ - DR - A - 0101 - 01, 433

- OBA - 00 - ZZ - DR - A - 0400 - 01, 433 - OBA - 00 - ZZ - DR - A - 0401 - 01, 433 - OBA - 00 - ZZ - DR - A - 0402 - 01, CRD-epd-ELS-XX-DR-L-0002 P02, 433 - OBA - 00 - 01 - DR - A - 0201 - 01, 433 - OBA - 00 - GF - DR - A - 0200 - 01, 433 - OBA - 00 - ZZ - DR - A - 0104 - 01, 433 - OBA - 00 - ZZ - DR - A - 0105 - 01, 433 - OBA - 00 - R1 - DR - A - 0202 - 01, 433 - OBA - 00 - R1 - DR - A - 0300 - 01, 433 - OBA - 00 - R1 - DR - A - 0103 - 01, CRD-epd-ELS-XX-DR-L-0001 P02, 433 - OBA - 00 - ZZ - DR - A - 0100 - 01, TCP/026/2024.

Reason: To ensure an acceptable standard of development

- 3 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) External facing materials including samples of all facing materials and finishes;

The development shall be carried out strictly in accordance with the details thus approved.

Reason: To ensure that the appearance of the development is acceptable and contributes towards a high quality built environment.

- 4 a) Prior to the commencement of development the following shall be submitted to and approved in writing by the Local Planning Authority:

i) AS recommended by the Phase 1 report (as already submitted), a Phase 2 intrusive site investigation and risk assessment into the possibility of soil, water and gaseous contamination is required.

b) If the site investigation indicates the presence of significant potential pollutant linkages, a strategy detailing the remedial measures required to render the site suitable for its intended use must be carried out. The remedial works which are shown to be required must be submitted to and approved in writing by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building.

c) Prior to the occupation of the development hereby permitted, a validation report detailing evidence of all remedial work carried out shall be submitted to and approved in writing by the Local Planning Authority.

- 5 Prior to commencement of above ground works full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- (1) existing planting to be retained
- (2) areas of new planting
- (3) details of species, size and density of new planting),
- (4) hard landscaping including paths and open area(s) including details of materials (which shall be permeable as appropriate)
- (5) boundary treatment

The approved items shall be completed on site by the end of the first planting season following completion of the development. 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

- 6 Prior to the occupation of the development hereby permitted a Delivery and Service Management Plan (DSMP) including details of private waste collection shall be submitted to and approved in writing by the Local Planning Authority.

The DSMP shall specify servicing hours and the number and frequency of servicing trips. The approved plan shall be adhered to thereafter and be maintained for the lifetime of the development.

Reason: To prevent adverse impacts upon the transport network during the operational phase of the development.

- 7 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) Full details of cycle parking provision (comprising no less than 10 long stay and 2 short stay spaces), including the type of cycle stands.
- b) Full details of the refuse stores, including the size and number of bins, as well as a dedicated area for the storage of bulky waste

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.

- 8 Prior to the commencement of works including demolition 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.

- 9 The tree protection methods shall be implemented as specified within the approved 'Arboricultural Impact Assessment and Tree Protection Details' document dated 06/11/2024 prior to any above ground works.

Reason: In order to safeguard trees and maintain the appearance of the area

- 10 The Surface Water Drainage Strategy as detailed within the approved 'FLOOD RISK ASSESSMENT AND SURFACE WATER DRAINAGE STRATEGY' document dated July 2024 shall be implemented prior to occupation of the development and retained thereafter.

Reason: In order to reduce the risk of flooding in the area

- 11 The development hereby permitted shall be carried out in accordance with the provisions of the 'Planning Fire Safety Strategy 24036-R-01-B'

Reason: To ensure that the development incorporates the necessary fire safety measures.

- 12 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.

- 13 All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal and Roost Assessment (Arbtech, June 2024) submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 14 Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for foraging, commuting or roosting bats and any other nocturnal mammals which may use the site and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 15 A Biodiversity Enhancement Layout for biodiversity enhancements, shall be submitted to and approved in writing by the local planning authority. Enhancements shall include hedgehog holes in any fencing and bat boxes in new buildings. Additionally consideration to the use of hedgehog homes, log piles, insect hotels, bird boxes and bee bricks should be included.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (as

amended).

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. The scheme was submitted in accordance with guidance following pre application discussions.

### **Informative(s):**

1 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Croydon Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

2 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](http://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](http://www.croydon.gov.uk/cil)

### **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](mailto:hsg-privatehousing@croydon.gov.uk)

### **Development Infrastructure Coordination Service**

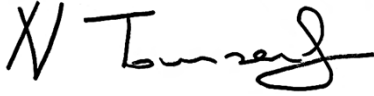
The new development infrastructure coordination service supports developers with providing essential information regarding local utility infrastructure, ongoing project support as well as provide support with utility coordination.

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](mailto: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

Drawing No's:

**Building Regulation 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](mailto: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](mailto: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.

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