

Development Management
Place Department
6th Floor, Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

Miss Jennifer Islip
Carter Jonas LLP
1 Chapel Place
London
W1G 0BG

Please ask for/reply to: Samantha Dixon
Tel/Typetalk: x61181
Minicom: 020 8760 5797
Email: development.management@croydon.gov.uk

Your ref: Eagle Hill
Our ref: P/PC/North Area Team/DCSDX

Date: 1st June 2017

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

Application Number: 16/06275/FUL

Applicant: C/o Agent Brick by Brick (Croydon)
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 garages and erection of a two-storey building comprising 4 one bedroom and 4 two bedroom flats together with landscaping and other associated works.

at:

Garages South East Of Eagle Hill, Upper Norwood, London, ,

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

- 1 The development shall be carried out entirely in accordance with the documents and approved drawings listed on this decision notice.
Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Local Plan: Strategic Policies (2013) and Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013.
- 2 Prior to the commencement of any above ground works, details and samples of the external materials to be used for the development, to include samples showing the standing seam join of the metal panels shall be submitted to and approved in writing by

the local planning authority. As well as this, detailed elevation and section drawings through typical facades indicating the assembly and transition between materials including window, door frames and reveals, and methods of attachment (fittings) shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy SP4.1 of the Croydon Local Plan: Strategic Policies (2013), Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 and Policies 7.4 and 7.6 of the London Plan (Consolidated with Alterations Since 2011).

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending that Order with or without modification), no windows or other form of openings other than those shown on the approved plans shall be inserted in the development hereby permitted.

Reason: To safeguard the privacy of the occupants of adjoining properties in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013.

- 4 Prior to the commencement of any above ground works, details shall be submitted to and approved in writing by the local planning authority to demonstrate that the planters to the terraces will be an integral part of the buildings design and construction and cannot be removed. The development shall be constructed in accordance with the approved details and shall thereafter be retained as such.

Reason: To safeguard the privacy of the occupants of adjoining properties in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013.

- 5 The development shall not be first occupied until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the local planning authority. Details shall include: Details of retaining walls and all boundary treatment; clarification of permeable and impermeable paving proposals; provision of detailed sections through all significant landscape components including raised planters and rain gardens; a schedule of landscape species and sizes and maintenance for a minimum period of 5 years to include climbing plants to the wall behind the substation. The approved landscape scheme shall be implemented prior to the occupation of the development hereby approved (or within such longer period as the local planning authority may previously agree in writing) and thereafter be retained.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policies UD2, UD13 and UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013.

- 6 No development shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a Tree Protection Plan in accordance with British Standard 5837:2012 (or later revision) has been submitted to and approved

in writing by the local planning authority. The development shall be carried out in accordance with the agreed details. No equipment, machinery or materials shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit within the Root Protection Area of the tree. The protection measures shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

Reason: To ensure that trees which contribute to visual amenity can be retained and are not damaged by the construction and associated works in accordance with Policies UD2, UD13 and UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013.

- 7 The development hereby approved shall be carried out in accordance with the mitigation and enhancement measures details in Section 5 of the Ecological Assessment by Arcadis, reference CRO_ARC_09A_450_RP_E_D03 (dated December 2016), prior to the occupation of the development. The approved measures shall thereafter be maintained.

Reason: To preserve and enhance biodiversity and habitats in accordance with Policy NC2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 and Policy SP7.4 of the Croydon Local Plan: Strategic Policies (2013).

- 8 The development hereby approved shall not be occupied until space has been laid out within the site in accordance with the approved plans for cycles to park. The parking area shall be permanently retained exclusively for its designated purpose.

Reason: To promote sustainable travel in accordance with Policy SP8.7 of the Croydon Local Plan: Strategic Policies (2013).

- 9 Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any amendment or replacement thereof), prior to the commencement of any building or engineering operations, a Construction Method Statement / Logistics Plan shall be submitted to the local planning authority for approval. The Statement shall include the following information for all phases of the development, which shall only be implemented as approved:-

- (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 during the course of construction of the development, having regard to Croydon Councils 'Code of Practice on Control of Pollution and Noise from Construction sites', BS 5228, Section 61 consent under the Control of Pollution Act 1974, and the 'London Best Practice Guidance to Control Dust and Emissions from Construction and Demolition'.

Reason: In order to ensure that the development does not prejudice the safety or free flow of pedestrian and vehicular traffic on the highway or cause undue inconvenience to other users, or adversely impact on the amenities of the occupiers of nearby properties as required by Policies UD8, UD12, T2 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013.

10 The residential units hereby approved shall not be occupied until they has achieved a water efficiency standard using not more than 105 litres per person per day maximum indoor water consumption.

Reason: To ensure the efficient use of energy and construction, in accordance with policy SP6.3 of the Croydon Local Plan: Strategic Policies (CLP1) 2013 & Policy 5.15 of the London Plan (Consolidated with Alterations Since 2011).

11 Prior to occupation of the development, details confirming that the development shall achieve a reduction in carbon dioxide emissions of 19% beyond the 2013 Building Regulations shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the efficient use of energy and construction and to enhance biodiversity, in accordance with Policy SP6.3 and SP7.4 of the Croydon Local Plan: Strategic Policies (CLP1) 2013 & Policy 5.2 of the London Plan (Consolidated with Alterations Since 2011).

12 The development hereby permitted shall accord with the recommendations of the Drainage Strategy by Arcadis (reference CRO_ARC_9A_050_RP_C_D03), dated December 2016, except for the following where further details shall be submitted to and agreed prior to any above ground works: A 40% allowance for climate change; and discharge rate. The development shall be constructed in accordance with the approved details.

Reason: To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding in accordance with in accordance with Policy SP6.4 of the Croydon Local Plan: Strategic Policies (CLP1) 2013.

13 The development hereby permitted shall accord with the recommendations of the Air Quality Assessment by Arcadis (reference CRO_ARC_09A_400_RP_AQ_D03), dated December 2016.

Reason: To safeguard the occupants of the proposed development and adjoining properties in accordance with Policies EP1 and UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013.

- 14 The noise level from any air handling units, mechanical plant, or other fixed external machinery should not increase the background noise level when measured at the nearest sensitive residential premises. In effect, this means the noise level from any new units should be at least 10dB below existing background noise levels.
Reason: To safeguard the amenity of adjoining properties in accordance with Policies UD8 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013.
- 15 Before the development including demolition is begun 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 assessment shall include two grounds of gas monitoring. 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 2006) Saved Policies 2013.
- 16 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 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 and subsequent Local Planning Authority's suggested improvements were adopted by the applicant.

Informative(s):

- 1 This application forms part of a tranche of applications. They have been determined in accordance with the proposed affordable housing schedule set out below:

16/06276/FUL Drovers Road - Private - 0 SO - 9 AR - 0 TOTAL - 9
 16/06366/FUL Academy Gardens - Private - 9 SO - 0 AR - 0 TOTAL - 9
 16/06273/FUL Coldharbour Road - Private - 0 SO - 8 AR - 0 TOTAL - 0
 16/06400/FUL Homefield House - Private - 24 SO - 0 AR - 0 TOTAL - 24
 16/06438/FUL Marston Way - Private - 12 SO - 0 AR - 0 TOTAL - 12

16/06422/FUL Malling & Stockbury - Private - 27 SO - 14 AR - 0 TOTAL - 41
16/06372/FUL Knole Close - Private - 0 SO - 1 AR - 0 TOTAL - 1
16/06337/FUL Thorneloe Gardens - Private - 10 SO - 0 AR - 0 TOTAL - 10
16/06343/FUL Cheriton House - Private - 0 SO - 24 AR - 3 TOTAL - 27
16/06275/FUL Eagle Hill - Private - 8 SO - 0 AR - 0 TOTAL - 8
16/06374/FUL Ravensdale Gardens - Private - 28 SO - 0 AR - 0 TOTAL - 28
16/06375/FUL Rushden Close - Private - 2 SO - 0 AR - 0 TOTAL - 2
16/06432/FUL Warbank Terrace - Private - 0 SO - 16 AR - 20 TOTAL - 36

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.

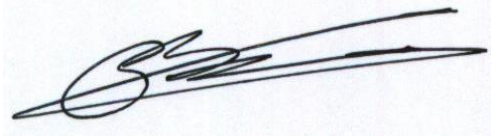
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

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

- 3 In order to give Publicity to this planning application the Council displayed a total of 6 site notices in the locality of the application site. Please make arrangements for these notices to be removed.
- 4 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.

Yours faithfully,



Pete Smith

Head of Development Management

Drawing No's: Location Plan 1040_9A_001 P7 Received 21.12.2016, Site plan 1040_9A_100 P7 Received 21.12.2016, Roof plan 1040_9A_102 P7 Received 21.12.2016, Sections 1040_9A_111 P7 Received 21.12.2016, Elevations 1040_9A_121 P4 Received 21.12.2016, Elevations 1040_9A_122 P4 Received 21.12.2016, Site plan 1040_9A_200 P7 Received 21.12.2016, Floor plans 1040_9A_201 P8 Received 21.12.2016, Roof plan 1040_9A_203 P8 Received 21.12.2016, Sections 1040_9A_211 P8 Received 21.12.2016, Elevations 1040_9A_222 P7 Received 21.12.2016, Landscaping/Planting 1040_9A_241 P5 Received 21.12.2016, Elevations 1040_9A_224 P1 Received 21.12.2016, Floor plans 1040_9A_400 P6 Received 21.12.2016, Floor plans 1040_9A_202 P9 Received 22.03.2017, Elevations 1040_9A_221 P9 Received 22.03.2017, Other 1040_9A_223 P2 Received 22.03.2017, Landscaping/Planting 1040_9A_242 P5 Received 22.03.2017,

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.

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.

The Planning Inspectorate has introduced an online appeals service that you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of the appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only supply information, including personal information belonging to you, that you are happy will be made available in this way.

If you supply personal information belonging to someone else, please ensure that you have their permission. More detailed information about data protection and privacy matters is available in the Planning Portal.

Forms are also available from the Planning Inspectorate at Room 315A(E), Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.

(C) 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.

(D) 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.

(E) 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.

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.
