

Development Management
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Your ref: Connaught Towers 2
Our ref: P/PC/North Area Team/DCCG

Date: 28th November 2017

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

Application Number: 17/04049/FUL

Applicant: Dr Alex Fung A & A JET Company
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) :-

Erection of three storey rear extension comprising 2 two bedroom (4 person) and 2 x 1 bedroom (1 person) flats.

at:

Land R/O Connaught Towers, 682-684 London Road, Thornton Heath, CR7 7HU,

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

- 1 The development shall be carried out entirely in accordance with the approved drawings: P301/D, P302/C, P303/C, P302/C proposed north elevation, P305/C, P307/C, P308/C and specification details and other documents submitted with the application.
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 Notwithstanding any materials specified in the application details of all external

materials to be used on the development including brick work, windows, doors, roofing, screening to lightwells shall be submitted to and approved by the local planning authority in writing before those particular parts of the development commences. The development shall be carried out in accordance with the approved materials.

In order to assess the suitability of the proposed materials, in the interests of the appearance of the locality, in accordance with London Plan (2016) Policies 7.4 and 7.6, Policy SP4.1 of the Croydon Local Plan: Strategic Policies (2013) and Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013.

- 3 Details of both hard and soft landscape works including front boundary treatment, side access pathway, access route from rear car park, car parking layout and surfacing, rear boundary treatment, any external security lighting and gated access measures shall be submitted to the local planning approval for approval in writing before the implementation of those specific works. 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). The works shall be carried out in accordance with the approved details before the occupation of the flat.
Reason: To enhance the appearance of the development, protect the visual amenities of the locality, introduce appropriate security and safety measures and to ensure that the new planting and boundary treatment becomes established in accordance with Policies UD2 and UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013.
- 4 Details of the design, capacity of the refuse storage area and collection arrangements shall be provided in writing to the local planning authority for approval before the development begins and permanently retained thereafter.
Reason: In the interests of amenity and hygiene, in accordance with policy UD15 and 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.
- 5 Details of proposed cycle storage for 7 bicycles shall be provided before the occupation of the flats and permanently retained thereafter.
Reason: In the interests of promoting sustainable methods of transport in accordance with policy T4 and 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.
- 6 The development shall achieve a reduction in carbon dioxide emissions of 19% beyond the 2013 Building Regulations.
Reason: To ensure the efficient use of energy and construction, in accordance with policy SP6.13 of the Croydon Local Plan: Strategic Policies (CLP1) 2013 & Policy 5.2 of the London Plan (consolidated since 2011).

- 7 The development shall achieve a water use target of 110 litres per head per day.
Reason: To ensure the efficient use of energy and construction, in accordance with policy SP6.13 of the Croydon Local Plan: Strategic Policies (CLP1) 2013 & Policy 5.12 of the London Plan (consolidated since 2011).
- 8 A detailed drainage scheme (to include the disposal of surface water by means of sustainable methods) is to be submitted to and approved in writing by the Local Planning Authority before the implementation of the measures. The development shall only be implemented in accordance with such approved details.
Reason: To ensure that sufficient regard has been given to surface flooding in the areas, in accordance with policy SP6.4 of the Croydon Local Plan: Strategic Policies (CLP1) 2013 & Policy 5.12 of the London Plan 2016.
- 9 The area of flat roofs of the building shall not be used as terrace or siting out area without the written approval of the local planning authority.
Reason: To protect the amenities of adjoining occupiers and the visual character of the area in accordance with policy UD8 and 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.
- 10 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 Logistics Plan shall be submitted to the Local Planning Authority for approval. The Statement shall include amongst other things the following information for all phases of the development, which shall only be implemented as approved:-
- (1) hours of deliveries,
 - (2) parking of vehicles associated with deliveries, site personnel, operatives and visitors,
 - (3) facilities for the loading and unloading of plant and materials,
 - (4) 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.
 - (5) Access arrangement to the site during the demolition and construction periods.
 - (6) For major developments details of the routes commercial vehicles would use within the borough to gain access to the site.

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, UD13, T2 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies.

- 11 The proposal shall include the reinstatement of the drop-kerb along Alma Road back to footway before the use of the premises as flats commences.
Reason: To ensure that adequate arrangements are made for pedestrian movement in

accordance with Council Policy T2 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

- 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 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.

Yours faithfully,



Pete Smith

Head of Development Management

Drawing No's: Elevations P301 D Received 23.11.2017, Floor plans P302 C Received 23.11.2017, Floor plans P303 C Received 23.11.2017, Elevations P305 C Received 23.11.2017, Layout Plan P307 C Received 23.11.2017, Elevations P308 C Received 23.11.2017, Elevations P302C NORTH ELEVATION Received 23.11.2017,

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/pes. 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.
