



Da Vinci House  
44 Saffron Hill  
London, EC1 8FH  
tel: +44 (0)20 3640 8508  
fax: +44 (0)20 3435 4228  
email: info@iceniprojects.com  
web: www.iceniprojects.com

Planning Department  
Croydon Council  
Bernard Weatherill House  
8 Mint walk  
Croydon  
CR0 1EA

**FAO Demetri Prevatt**

24 April 2024

Our Reference: 21/258  
Via PLANNING PORTAL

Dear Demetri,

**THE TOWN AND COUNTRY PLANNING ACT 1990, (AS AMENDED)**  
**KNOLLYS AND STEPHENSON HOUSE, 17 ADDISCOMBE ROAD, CROYDON, CR0 6SR**  
**DISCHARGING PLANNING CONDITION 4**  
**PLANNING PERMISSION REFERENCE 23/01568/FUL**

---

We write on behalf of our client, Akoya Croydon Limited (the Applicant), to submit an approval of details (AOD) application in relation to Condition 4 attached to planning permission 23/01568/FUL at Knollys and Stephenson House, 17 Addiscombe Road, Croydon, CR0 6SR.

Planning permission was granted on 23 April 2024 under reference 23/01568/FUL for the following development:

*'Change of use of lower ground floor level from gym to flexible commercial space (Use Classes E(b), E(c), E(d), E(e) and E(g)) and associated erection of lower ground floor rear extension, Erection of upper ground floor infill extension to form flexible commercial space (Use Classes E(b), E(c), E(d), E(e) and E(g), Erection of upper ground floor side extension to form office space (Use Class E(g)(i)), and Alterations including landscaping, erection of bin store, refurbishment of building façade, removal of vehicle layby, replacement of plant equipment and signage, and changes to internal layout involving formation of cycle storage space.'*

As you are aware, the Applicant is in the process of discharging condition ahead of implementation of the permission. Condition 4 is one of these conditions and relates to submission of a drainage plan and strategy.

**a. Condition 4**

---

Condition 4 states:

*Prior to the commencement of any construction, demolition and excavation works, an updated Drainage Plan and Strategy shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Lead Flood Authority. The submission must:*

- Confirm the existing drainage provision on the development site;
- The final drainage plan (incl. points of discharge to the Thames Water sewer network) based on a completed drainage survey; and

Our services include: delivery | design | engagement | heritage | planning | sustainable development | transportation

Iceni Projects is the trading name of Iceni Projects Limited. Registered in England No. 05359427

*- Details of any amendments to the site drainage system and/or points of connection to the Thames Water sewer network should these be required because of the approved development.*

*The approved details must be implemented prior to the commencement of above ground works and, thereafter, retained and maintained for the life of the development.*

In accordance with the requirements of this condition, this approval of details application is accompanied by an existing and proposed drainage plan detailing the required amendments to the site drainage system and points of connection to the Thames Water sewer network.

#### **b. The Application Package**

---

The application has been submitted via the Planning Portal and comprises:

- Completed application form for the approval of details reserved by condition.
- Cover letter, prepared by Icen Projects Ltd.
- Existing and Proposed Drainage Plan, prepared by Heyne, Tillett, Steel.
- Site Location Plan (for reference purposes).

We trust that the information provided is sufficient to enable the council to validate and discharge the condition, and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact Tim Fleming ([tfleming@iceniprojects.com](mailto:tfleming@iceniprojects.com)) or Finn O'Donoghue ([fodonoghue@iceniprojects.com](mailto:fodonoghue@iceniprojects.com)) of this office in the first instance should you have any questions.

Yours faithfully,



Icen Projects Limited

Enc.  
As listed above