

Development Management
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HA6 1NW

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Tel/Typetalk: 0208 726 6000 Ext 61160
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Email: development.management@croydon.gov.uk

Your ref:
Our ref: P/PC/South Area Team/DCRN

Date: 17/05/2017

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

Application Number: 16/06245/FUL **Applicant:**

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 building and construction of a basement and two storeys plus roofspace building to provide 8 self contained flats. Provision of 4 car parking spaces and cycle and refuse store

at:

15 Purley Rise, Purley, CR8 3AW, ,

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 an acceptable standard of development.

- 2 No works to any above ground external elevation of the building(s) shall commence until details and samples of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory having regard to the character and appearance of the locality.

- 3 Unless otherwise previously agreed by the Local Planning Authority in writing the following shall be provided as specified in the application before any part of the development is occupied and shall be retained for so long as the development remains in existence:-

- (1) visibility splays
- (2) parking arrangements

Reason: To ensure an acceptable standard of development having regard to the Policies UD2 and UD13 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013

- 4 Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters:-

- (1) bin/cycle stores
- (2) security lighting
- (3) electric vehicle charging points

Unless otherwise previously agreed by the Local Planning Authority in writing the matters approved shall be provided before any part of the development is occupied.

Reason: To ensure an acceptable standard of development having regard to the policies UD2, UD3, UD7, UD15 and T4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006 Saved) Policies 2013

- 5 None of the occupiers of the development hereby permitted, shall be entitled to a Residents Parking Permit (unless they are the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons' Act 1970) to park vehicles in any marked highway bay or other place within a controlled parking zone within the Council's control nor will the Council enter into a contract (other than individual contracts for one occasion) to park in any car park controlled by the Council.

Reason: To ensure an acceptable standard of development having regard to the Policies UD2 and UD13 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013

- 6 The windows and doors proposed shall be provided as specified in the application and shall remain in this form for so long as the development remains in existence. No other window or door shall be provided any elevations.

Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013, Supplementary Planning Document No 2 on Residential Extensions and

Alterations and Policy 7.6 of the London Plan 2011 (Consolidated with alterations since 2011)

- 7 Prior to commencement of works on site including demolition full details of the following shall be submitted to and approved by the Local Planning Authority in writing:
- a) existing planting to be retained,
 - b) areas of new planting
 - c) details of species, size and density of new planting ,
 - d) hard landscaping including paths and open area(s) including details of materials
 - e) Sustainable Urban Drainage Scheme

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.

- 8 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. Prior to occupation of the development details confirming the carbon dioxide emissions reductions shall be submitted to and approved in writing by the Local Planning Authority.

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).

- 9 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 5.15 of the London Plan (consolidated since 2011).

- 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 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:-

- (1) hours of construction,
- (2) hours of deliveries,
- (3) parking of vehicles associated with deliveries, site personnel, operatives and visitors,
- (4) facilities for the loading and unloading of plant and materials,

- (5) details of the storage facilities for any plant and materials,
- (6) the siting of any site huts and other temporary structures, including site hoardings,
- (7) details of the proposed security arrangements for the site,
- (8) 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
- (9) 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'.
- (10) burning of materials on site shall not be permitted

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 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, provided written guidance, all of which is available on the Council's website and which has been followed in this instance. The Local Planning Authority delivered the decision in a timely manner.

Informative(s):

- 1 In order to give Publicity to this planning application the Council displayed a total of 2 site notice(s) in the locality of the application site. The notices are displayed as follows:

Outside the application site in Purley Rise and to the rear of the site in Box Ridge Avenue

Please make arrangements for these notices to be removed.

- 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.

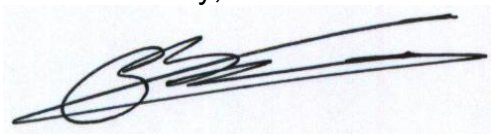
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

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 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.
- 4 It would be an offence to harm protected species or their habitat. In the event protected species are found on site, it is recommended that you see the protected species standing advice provided by Natural England which can be found on their website at www.naturalengland.org.uk.

Yours faithfully,



Pete Smith
Head of Development Management

Drawing No's: Block Plan P9-001 Rev A Received 27.04.2017, Floor plans P9-002 Received 15.03.2017, Roof plan P9-003 Received 15.03.2017, Elevations P9-004 Received 15.03.2017, Elevations P9-005 Received 15.03.2017, Floor plans P9-006 Received 15.03.2017, Floor plans P9-007 Received 15.03.2017, Roof plan P9-008 Received 15.03.2017, Elevations P9-009 Received 15.03.2017,

Elevations P9-010 Received 15.03.2017, Elevations P9-011 Received 15.03.2017,

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.
