

Development Management
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Croydon CR0 1EA

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Please ask for/reply to: North Admin Support
Tel/Typetalk: 020 8726 6800
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DX 136016 Croydon 17

Your ref:
Our ref: P/PC/North
Date: 22 September 2016

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

Application No:- 16/01683/P

Applicant:- Mr Compton

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 expression shall include the drawings and other documents submitted therewith) :-

Demolition of existing buildings at rear and erection of single storey building at rear for use as MOT centre; Alterations and use of main building as 5 two bedroom, 3 one bedroom and 1 three bedroom flats; erection of a three storey rear and basement extension; provision of 4no. car parking spaces and associated vehicular crossovers at:
121-123 Lower Addiscombe Road, Croydon, CR0 6PU

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

1. All new external work in relation to the rear extension to the existing building and work of making good shall be carried out in materials to match the existing.
Reason: To ensure that the appearance of the development is satisfactory in accordance with Policies 7.4 and 7.6 of the London Plan 2011 (as consolidated with alterations) and Policy SP4.2 of the Croydon Local Plan Strategic Policies 2013 CLP1 and Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 (Saved Policies 2013) as identified in appendix 4 of the CLP1

2. No works on site, other than demolition works, shall commence until details of the external facing materials of the MOT centre have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details.
Reason: To ensure that the appearance of the development is satisfactory in accordance with Policies 7.4 and 7.6 of the London Plan 2011 (as consolidated with alterations) and Policy SP4.2 of the Croydon Local Plan Strategic Policies 2013 CLP1 and Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 (Saved Policies 2013) as identified in appendix 4 of the CLP1
3. Prior to the commencement of the development the approval of the Local Planning Authority shall be obtained with respect to the following matters:-
 - a) Refuse storage enclosure (appearance)
 - b) Cycle storage enclosure in rear garden (appearance)
 - c) Security lighting (siting and specification details)
 - d) Finished Floor Levels of proposed extensionOnce approved the above items shall be implemented on site and items a), b) and c) shall be retained in the form specified for so long as the development is in existence.
Reason: To ensure an acceptable standard of development having regard to Policies 7.4 and 7.6 of the London Plan 2011 (as consolidated with alterations) and Policies SP4.1 and SP4.2 of the Croydon Local Plan Strategic Policies 2013 CLP1 and Policies UD2, UD3, UD6, UD8 and UD15 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 (Saved Policies 2013) as identified in appendix 4 of the CLP1.
4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. 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), and all boundary treatment within and around the development. The approved details shall be provided before any part of the development is occupied or within such longer period or periods as the local planning authority may previously agree in writing. 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 in accordance with Policies 7.4 and 7.6 of the London Plan 2011 (as consolidated with alterations) and Policies SP4.1 and SP4.2 of the Croydon Local Plan Strategic Policies 2013 CLP1 and Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 (Saved Policies 2013) as identified in appendix 4 of the CLP1.

5. The parking spaces, layout and access shall be provided as specified in the application before any part of the new residential development is occupied and shall be retained for so long as the development remains in existence.
Reason: To ensure an acceptable standard of development in accordance with Policies 6.3, 6.12, 6.13, 7.4 and 7.6 of the London Plan 2011 (as consolidated with alterations) and Policies SP4.1, SP4.2 and SP8.7 of the Croydon Local Plan Strategic Policies 2013 and Policies UD2, UD13, T2 and T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 (Saved Policies 2013) as identified in appendix 4 of the CLP1.

6. Prior to the commencement of the development a Construction Environmental Management Plan must be submitted to the local planning authority and approved in writing. The documents shall include a construction logistics plan and details of how noise and dust from associated construction works and demolition activities shall be controlled through:
 1. The continuous emissions monitoring of noise and dust throughout the demolition and construction phases of the development.
 2. The use of hoarding and screens where considered appropriate;
 3. The spraying of water at or on work faces, loading operations and access roads, especially during dry conditions;
 4. Wheel washing at the site entrance/exit;
 5. A Regular programme of street sweeping and cleaning;
 6. The use of designated vehicle routes and restriction of vehicle speeds;
 7. Restricting 'drop heights' during lorry loading;
 8. The sheeting of lorries leaving site.
 9. The efficient use of freight and construction vehicles to minimise pollution emissions.The development shall only be carried out in accordance with the approved plans.
Reason: To protect the amenity of adjoining occupiers and ensure the safe and efficient operation of the local transport network in accordance with Policies 6.3, 6.12, 6.14 and 7.6 of the London Plan 2011 (as consolidated with alterations) and Policies SP4.2 and SP8.4 of the Croydon Local Plan Strategic Policies 2013 CLP1 and Policies UD8, EP1 and T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 (2013 Saved Policies as identified in appendix 4 of the CLP1)

7. The new development (flats in extension) 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 5.2 of the London Plan 2011 (as consolidated with alterations) and policy SP6.13 of the Croydon Local Plan: Strategic Policies 2013 CLP1

8. The new development (flats in extension) 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 5.15 of the London Plan 2011 (as consolidated with alterations) and policy SP6.13 of the Croydon Local Plan: Strategic Policies 2013

CLP1

9. No windows, other than those specified in the approved plans, shall be formed in the eastern and western flank elevations of the rear extension at first floor level or above.

Reason: To protect the privacy of adjoining occupiers in accordance with Policy 7.6 of the London Plan 2011 (as consolidated with alterations) and Policy SP4.2 of the Croydon Local Plan Strategic Policies 2013 CLP1 and Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 (Saved Policies 2013) as identified in appendix 4 of the CLP1.

10. The flat roof areas of the rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area and no access to it shall be provided.

Reason: To protect the privacy of adjoining occupiers in accordance with Policy 7.6 of the London Plan 2011 (as consolidated with alterations) and Policy SP4.2 of the Croydon Local Plan Strategic Policies 2013 CLP1 and Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 (Saved Policies 2013) as identified in appendix 4 of the CLP1.

11. Before the development is begun a report of historical uses of the site shall be carried out to the approval of the Local Planning Authority, to provide an assessment into the possibility of soil contamination.

If the report indicates the possibility of soil contamination 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 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 5.2 of the London Plan 2011 (as consolidated with alterations) and Policies EP2 and EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 (Saved Policies 2013 as identified in appendix 4 of the CLP1).

12. The MOT Centre premises shall not be used except between :-
0830 hours and 1730 hours on Mondays to Fridays; 0930 hours and 1530 hours

on Saturdays; and not at all on Sundays and Bank Holidays.

Reason : To protect the amenities of nearby residential occupiers in accordance with Policy 7.15 of the London Plan 2011 (as consolidated with alterations) and Policy EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies

13. No major repairs, panel beating or cellulose spraying shall be carried out to vehicles in the MOT Centre building or on land adjoining the proposed MOT Centre building within the site boundaries

Reason : To protect the amenities of nearby residential occupiers in accordance with Policy 7.15 of the London Plan 2011 (as consolidated with alterations) and Policy EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies

14. The MOT Centre premises shall be used for the repair of motor vehicles only.

Reason: To protect the amenities of nearby residential occupiers in accordance with Policy 7.15 of the London Plan 2011 (as consolidated with alterations) and Policy EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies

15. Unless otherwise previously agreed by the Local Planning Authority in writing the development shall be carried out entirely in accordance with the approved drawings :- L.2/01d ; 02 ; 03 ; 05a ; 05b ; 05c ; 05d ; 06 ; 07 ; 08 and other documents submitted with the application

Reason: To ensure that an acceptable standard of development is provided and retained Policies 7.4 and 7.6 of the London Plan 2011 (as consolidated with alterations) and Policies SP4.1 and SP4.2 of the Croydon Local Plan Strategic Policies 2013 CLP1 and Policies UD2, UD3 and UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 (Saved Policies 2013) as identified in appendix 4 of the CLP1.

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:

1. 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 notices in the locality of the application site. The notices are displayed as

follows:

Front of 121-123 Lower Addiscombe Road

Side and Rear of Alma Tavern

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 It is recommended that the applicant observe the Council's Code of Practice entitled 'Control of Pollution and Noise from Demolition and Construction Sites' which is available from the following link:

<http://www.croydon.gov.uk/environment/pollution/noisecontrol/constucsite>

As well as the Mayor of London's Best Practice Guidance 'The control of dust and emissions from construction and demolition' which is available from the following link:

http://static.london.gov.uk/mayor/environment/air_quality/docs/construction-dust-bpg.pdf

Signed



Pete Smith

Head of Development Management

Drawing No(s): L.2/01d ; 02 ; 03 ; 05a ; 05b ; 05c ; 05d ; 06 ; 07 ; 08

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 for the Environment under section 78 of the Town and Country Planning Act 1990.

(B) If you want to appeal, 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.

(C) The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, the provisions of the development order and to any directions given under the order.

(E) In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices.

(A) If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he 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 his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

Compensation.

(A) In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him

(B) These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.
