

Development Management
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Please ask for/reply to: Katy Marks
Tel/Typetalk: 0208 726 6000 Ext. 62376
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Email: development.management@croydon.gov.uk

Your ref: 33 Whitehorse Road
Our ref: P/PC/North Area Team/DCKXM

Date: 4th May 2018

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

Application Number: 17/03399/FUL

Applicant: Mr Toni Brown Brown Signs 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) :-

Demolition of the existing buildings erection of a four storey building comprising 2 no. retail units on the ground floor and 1 no. studio, 4 no. 1-bedroom and 1 no. 2-bedroom flats: provision of ancillary cycle storage and refuse/recycling store (Amended plans and location plan)

at:

33 & 33A Whitehorse Road, Croydon, CR0 2JH, ,

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

- 1 The development shall be carried out entirely in accordance with the following documents and approved drawings:

6566-PL02 Rev B and 6566-PL01 Rev D.

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 of the external facing materials (including brick, render and cladding sample, window and door details (including to bin store), balcony balustrade details, privacy screen details, front door canopies and Juliet balcony screens details) 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 The privacy screens for the rear balconies shall be installed prior to first occupation of the building and shall be retained and maintained for the lifetime of the development.

Reason: To protect the privacy of adjoining occupiers.

- 4 No development including demolition shall commence until the written approval of the Local Planning Authority has been obtained for the following items:

- (a) layout and details for cycle parking
- (b) layout and details of bin store
- (c) boundary treatment

Approved items a-c shall be provided prior to the occupation of the building and shall be retained and maintained for the lifetime of the development.

Reason Full information relating to the above matters has not been provided but the council is satisfied that the principle of the development is acceptable and that planning permission may be granted subject to the subsequent approval of the above item(s) and where necessary its/their retention, prior to the commencement of works on site.

- 5 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.

- 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 5.2 of the London Plan 2011 (as consolidated with alterations) and policy SP6 of the Croydon Local Plan 2018

- 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 5.15 of the London Plan 2011 (as consolidated with alterations) and policy SP6 of the Croydon Local Plan 2018

- 8 Notwithstanding the contents of the Town and Country (General Permitted Development) Order 2015 the proposed ground floor units shall be used for A1 retail (with ancillary workshop to the larger unit) purposes only and for no other purpose within Class A or any other classes of the Schedule to the Town and Country Planning (Use Classes) Order, 1987 as amended

Reason: To protect the residential amenity of neighbouring properties.

- 9 The retail units shall not be open to the public except:-

between 08:00 hours and 17:30 hours on Mondays to Saturdays

between 10:00 hours and 17:00 hours on Sunday, Public and Bank Holidays

Reason: To protect the amenities of adjoining occupiers.

- 10 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.

- 11 Prior to first occupation of the flats, the existing vehicle access shall be closed off and the pavement reinstated.

Reason: To improve pedestrian access to the site.

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 The Local Planning Authority's suggested improvements were adopted by the applicant.

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:

1 on Whitehorse Road and 1 on Union Road

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.

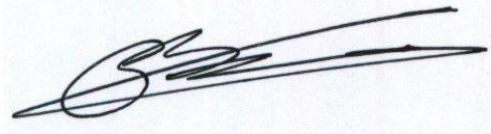
B. A separate Liability Notice will be issued to any person who has assumed liability for the payment. If no person or body has already assumed liability then within 14 days of this permission the names and addresses of the person(s) responsible for the CIL payment should be forwarded to the Council 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

Yours faithfully,



Pete Smith

Head of Development Management

Drawing No's:

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.
