

Development Management  
Place Department  
6th Floor, Bernard Weatherill House  
8 Mint Walk  
Croydon CR0 1EA

Gianfranco Cipolla  
GIANFRANCO CIPOLLA  
ARCHITECTS  
23A Foxley Lane  
Purley  
CR8 3EH

Please ask for/reply to: Georgina Betts  
Tel/Typetalk: 0208 726 6000 Ext 62296  
Minicom: 020 8760 5797  
Email: development.management@croydon.gov.uk

Your ref: Conversion to Nine Flats  
Our ref: P/PC/South Area Team/DCGMB

Date: 6th October 2017

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

**Application Number:** 17/02795/FUL

**Applicant:** Mr Ashish Chadha

**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) :-

Alterations, erection of single/two storey rear extension, dormer extensions in front and rear elevations and conversion to form 5 two bedroom and 4 one bedroom flats. Provision of associated parking, cycle and refuse stores  
at:  
29 Russell Hill, Purley, CR8 2JB, ,

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 Prior to the first occupation of the development the written approval of the Local Planning Authority shall be obtained for the following items:

- (1) Cycle Storage
- (2) Refuse and Recycling Stores

- (3) All Boundary Treatment
- (4) Visibility Splays
- (5) Hard and Soft Landscaping (to incorporate SuDS where appropriate)
- (6) Parking Management Plan
- (7) Disabled parking bay

The approved details shall then be provided on site prior to the first occupation of the development and retained in the approved form thereafter.

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.

- 3 All new external work and work of making good shall be carried out in materials to match the existing.

Reason: To ensure that alterations are completed with regard to the character and appearance of the existing building and the visual amenity of the area.

- 4 Prior to the first occupation of the development the disused vehicular crossovers shall be reinstated to highway standards

Reason: To ensure that an acceptable standard of development is provided

- 5 At least two water butts shall be installed on completion of the proposal and shall be retained and maintained for so long as the development remains in existence.

Reason: To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding in accordance with in accordance with Policy SP6.4 of the Croydon Local Plan: Strategic Policies (CLP1) 2013.

- 6 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.

- 7 That part of the application premises shown on the approved drawings as a doctors surgery shall not be used except:-  
between 10:00 hours and 14:00 hours and between 17:00 hours and 19:00 hours on Mondays  
between 10:00 hours and 14:00 hours and between 17:00 hours and 19:00 hours on Tuesdays  
between 10:00 hours and 16:00 hours on Saturdays

REASON: To ensure that the use is carried out in a reasonable fashion taking into account the impact on residential amenity and parking demand

- 8 Consent to use that part of the application premises shown on the approved drawings as a doctors surgery as such shall not enure for the benefit of the land but only for the benefit of Dr Ashish Chadha.

Reason: It would be inappropriate to grant planning permission except in the special circumstances of the named person/company

- 9 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. The scheme was submitted in accordance with guidance following pre application discussions.

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:

1 in Russell Hill and 1 in Pringle Gardens

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.

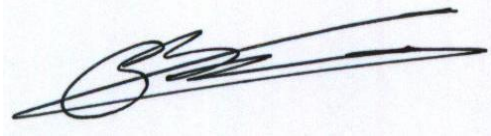
[www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

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](http://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.

Yours faithfully,



**Pete Smith**

Head of Development Management

Drawing No's: Site plan 1427-PL-01A A Received 02.06.2017, Block Plan 1427-PL-02A A Received 02.06.2017, Floor plans 1427-PL-03A A Received 02.06.2017, Floor plans 1427-PL-04A A Received 02.06.2017, Other 1427-PL-05A A Received 02.06.2017, Roof plan 1427-PL-06A A Received 02.06.2017, Floor plans 1427-PL-07B A Received 02.06.2017, Floor plans 1427-PL-08B A Received 02.06.2017, Other 1427-PL-09B A Received 02.06.2017, Roof plan 1427-PL-10A A Received 02.06.2017, Landscaping/Planting 1427-PL-011D A Received 02.06.2017, Elevations 1427-EL-01A A Received 02.06.2017, Elevations 1427-EL-02A A Received 02.06.2017, Elevations 1427-EL-03A A Received 02.06.2017, Elevations 1427-EL-04A A Received 02.06.2017,

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](http://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](http://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.

-----