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Email: development.management@croydon.gov.uk

Your ref: AX13-57 Welcomes Road
Our ref: P/PC/South Area Team/DCGMB

Date: 18th August 2017

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

Application Number: 17/02467/OUT

Applicant: Mr Rafael Porzycki Aventier

GRANT OF OUTLINE 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 dwelling and erection of two storey building with accommodation in roofspace comprising 7 two bedroom units with associated access, 7 car parking spaces, cycle storage and refusal store,
at:
57 Welcomes Road, Kenley, CR8 5HA, ,

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

- 1 Within 3 years of the date of this permission details of the following reserved matters shall be submitted to the Local Planning Authority for approval and the development shall be begun not later than five years from the date of the permission or two years from the final approval of all of the reserved matters:

- (1) landscaping
- (2) scale

No development shall commence until the above matters have been approved.

Reason: These matters were not submitted for consideration as part of the application and to comply with the provisions of the Town and Country Planning Act 1990 (as amended) and the Planning and Compulsory Purchase Act 2004.

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

- (1) any boundary walls and fences or other means of enclosing the site
- (2) visibility splays
- (3) full details of refuse/cycle stores
- (4) disabled parking bay

The approved details shall be completed prior to the first occupation and shall be retained for so long as the development remains in existence.

Reason: To ensure an acceptable standard of development having regard to the Policy SP4.1 of the Croydon Local Plan: Strategic Policies 2013 and Policies UD3, UD13, UD15 and T4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013

3 The existing planting specified in the application as being retained shall not be felled, lopped, topped or otherwise removed during the course of development or within five years after completion, without the prior written consent of the Local Planning Authority; any planting which is removed without consent, or dies or is severely damaged or becomes seriously diseased before the end of that period shall be replaced with planting of such size and species as may be agreed with the Local Planning Authority; this condition shall not be construed as overriding the requirements to obtain consent under any Tree Preservation Order or the legislation concerning trees in Conservation Areas

Reason: To ensure that the specified planting enhances the appearance of the development in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013

4 No works to any above ground external elevation of the building(s) shall commence until details 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.

5 The development shall achieve a reduction in carbon dioxide emissions of 19% beyond the 2013 Building Regulations and shall achieve a water use target of 110 litres per head per day.

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 with alterations since 2011).

- 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 No works on site shall commence until details of a detailed drainage strategy 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 reduce the risk of flooding to the proposed development and future occupants

- 8 Prior to the first occupation of the development details of the disabled access lift shall be submitted to and approved by the Local Planning Authority in writing. The disabled access lift shall then be provided on site prior to the first occupation in accordance with the approved details and retained in that form for so long as the development exists.

Reason: To ensure that the development is accessible to all

- 9 The parking area as specified in the application shall be provided prior to the first occupation of the development and retained in the approved form for so long as the development exists

Reason: To ensure that adequate parking is provided in accordance with the maximum parking standards set out in the Croydon Plan

- 10 The flats shall each be provided with one car parking space from the parking layout as approved. This shall be retained for so long as the development remains in existence.

Reason: To ensure adequate parking is provided for each of the residential units.

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

1 in Welcomes Road and 1 in Hermitage 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.

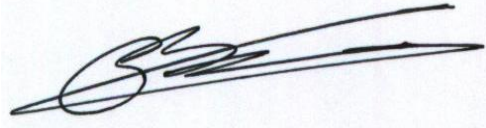
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

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

- 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 You are advised that the site may contain protected flora or fauna. You are reminded of the obligations contained in the Conservation of Habitats and Species Regulations 2010, Wildlife and Countryside Act 1981 and other similar legislation. Prior to commencing any work on site appropriate consents under the above legislation should be obtained.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Pete Smith', written over a light blue horizontal line.

Pete Smith
Head of Development Management

Drawing No's: Elevations AX13-S3-105 Received 16.05.2017, Floor plans AX13-S3-104 Received 16.05.2017, Floor plans AX13-S3-103 Received 16.05.2017, Elevations AX-13-S3-106 Received 16.05.2017, Elevations and Floor Plans AX13-S3-102 Received 16.05.2017, Sections AX13-S3-107 Received 16.05.2017, Site plan AX13-S3-101 Received 16.05.2017,

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.
