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New Eltham
SE9 2EL

Please ask for/reply to: George Clarke
Tel/Typetalk: 0208 726 6000 Ext 13437
Minicom: 020 8760 5797
Email: development.management@croydon.gov.uk

Your ref: 53A - 53H Warminster Road South
Our ref: P/PC/North Area Team/DCGC

Date: 25th November 2024

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

Application Number: 24/02402/FUL

Applicant: Londonist International Management

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) :-

Erection of a two storey side addition providing two flats with associated site alterations.
at:
53A Warminster Road, South Norwood, London, SE25 4DQ,

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

1 The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To comply with the provisions of the Town and Country Planning Act 1990 (as amended) and the Planning and Compulsory Purchase Act 2004.

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

EFP/24022 - 1, EFP/24022 - 2 rev a, EFP/24022 - 3 rev a, EFP/24022 - 4 rev a

Reason: To ensure an acceptable standard of development.

3 Prior to the commencement of works a Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following information for all construction phases of the development:

a) Hours of construction;
b) Hours of deliveries;
c) Parking of vehicles associated with deliveries, site personnel, operatives and visitors;
d) Facilities for the loading and unloading of plant and materials;
e) Details of the storage facilities for any plant and materials;
f) The siting of any site huts and other temporary structures, including site hoardings;
g) Details of the proposed security arrangements for the site;
h) 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;
i) Details outlining the proposed range of dust control methods and noise mitigation measures;
j) Details demonstrating compliance with the non-road mobile machinery (NRMM) regulations 2015;
k) Details confirming that all delivery vehicles are registered under the Freight Operators Recognition Scheme (FORS) achieving a minimum of silver status.

All construction phases of the development shall be carried out strictly in accordance with the details so approved.

Reason: To safeguard the amenity of surrounding residents and the area generally, and to prevent adverse impacts upon the transport network during the construction phase of the development. This condition is required to be pre-commencement to ensure that all phases of construction do not adversely impact the amenity of surrounding residents and the area generally, and do not adversely impact upon the transport network.

4 Prior to the commencement works a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include precautionary measures for nesting birds, badger, hedgehogs, reptiles and foraging / commuting bats.
The CEMP (Biodiversity) shall include the following.
a) Risk assessment of potentially damaging construction activities, i.e. to roosting bats, foraging and commuting bats, nesting birds.
b) Identification of "biodiversity protection zones".
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present on site

to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

5 Prior to the commencement of above ground works the following shall be submitted to and approved in writing by the local planning authority:

a) samples of materials (to include the render colour and texture);
b) detailed drawings in plan and section (scale 1:5) through all typical external elements/details of the facades (including all openings in external walls and window types showing the reveals, heads and cills);
c) details and locations of any mechanical ventilation systems or other ducts of extracts (where they appear on any external elevations). These should not be positioned on the front elevation or any other prominent location;
d) details of any rainwater goods;

The details shall be implemented as approved, and retained thereafter.

Reason: In order to preserve the character and appearance of the locally listed building and Conservation Area

6 Prior to commencement of above ground works the written approval of the Local Planning Authority shall be obtained with respect to the following matters:

i) Boundary treatment
ii) Lightwell railings
iii) Enclosed cycle storage
iv) bin storage

Once approved the above shall be shall be provided prior to occupation of the development and retained in the approved form for so long as the development is in existence.

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

7 Prior to commencement of works above foundation level full details of the following

shall be submitted to and approved in writing by the Local Planning Authority:

(1) existing planting to be retained
(2) areas of new planting
(3) details of species, size and density of new planting),
(4) hard landscaping including paths and open area(s) including details of materials (which shall be permeable as appropriate)

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 No demolition, site clearance or building operations shall start until tree the protection measures detailed within the Arboricultural Impact Assessment by Weddle dated July 2023 and Plan No 1782-001 have been implemented. Thereafter these measures shall be retained and any specified staging of works strictly adhered to throughout the course of development, and shall not be varied without the written agreement of the Local Planning Authority.

In any event, the following restrictions shall be strictly observed unless otherwise agreed by the Local Planning Authority:

(a) No bonfires shall take place within the root protection area (RPA) or within a position where heat could affect foliage or branches.
(b) No further trenches, drains or service runs shall be sited within the RPA of any retained trees.
(c) No further changes in ground levels or excavations shall take place within the RPA of any retained trees.

Reason: To prevent damage to trees in the interest of the visual amenities of the area

9 Prior to the commencement of the development details of measures to reduce surface water runoff rates such as the installation of water buts shall be submitted to and approved by the Local Planning Authority. The SUDS details shall then be implemented on site prior to occupation and retained for the lifetime of the development.

Reason: in order to mitigate the risk of flooding in the borough

10 Prior to works above ground level a Biodiversity Enhancement Layout for protected and Priority species shall be submitted to and approved in writing by the local planning authority. This should include a combination of hedgehog friendly fencing/walls, bird nesting boxes, bat roosting opportunities, hibernacula, wildlife friendly planting), shall

be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:
a) details of type and number of ecological enhancement measures;
b) locations of proposed enhancement measures by appropriate maps and plans;
c) details of initial aftercare and long-term maintenance (where relevant).
The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter."

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

11 Prior to the commencement of above ground works a 'Planning Fire Safety Strategy' shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out strictly in accordance with the details thus approved.

Reason: To ensure that the development incorporates the necessary fire safety measures.

12 The development hereby permitted shall achieve a minimum water efficiency standard of 110/litres/person/day.

Reason: To ensure high standards of sustainable design and construction in new development.

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. (1) The scheme did not comply with guidance and no pre application discussions were entered into. (2) The Local Planning Authority's suggested improvements were adopted by the applicant. (3) The Local Planning Authority delivered the decision in a timely manner.

Informative(s):

1 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

2 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

(a)

a Biodiversity Gain Plan has been submitted to the planning authority, and

(b)

the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Croydon Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply."

Demolition guidance

If the proposal involves the demolition of buildings or part demolition of buildings of more than 50 M3, an application for demolition will be required under Section 80 of the Building Act 1984, notifications prior to commencement of the demolition

Serving a notice of intended demolition

It is the owner's responsibility to ensure that demolition is carried out in a safe manner and that the requisite application is submitted to the council. You can complete the Councils application form for Demolition under section 80 using this link here. or email hsg-privatehousing@croydon.gov.uk

Development Infrastructure Coordination Service

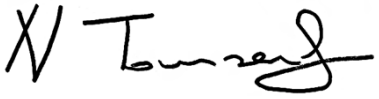
The new development infrastructure coordination service supports developers with providing essential information regarding local utility infrastructure, ongoing project support as well as provide support with utility coordination.

The coordinator can interface with infrastructure providers and ensure that development connections are delivered in a timely and efficient manner, reducing disruption.

The service is supported by The Mayor of London and further information can be found on the Developer Infrastructure Coordination service website.

The infrastructure coordinator can be contacted by email at ICS@Croydon.gov.uk and can be used to support developments from pre-application through delivery on site.

Yours faithfully,



Nicola Townsend
Head of Development Management

Drawing No's:

Building Regulation 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.

To help you with the Building Control process and securing the necessary consents, you should be preparing for the next regulatory stage, which will be a Building Control submission.

Your building work will be inspected and a Certificate issued on satisfactory completion. You will need this when you come to sell the property.

Please click here for a helpful booklet which explains the requirement for this application and how the process works. Whilst the booklet should answer most questions you may have, please do not hesitate to contact Croydon Building Control for further advice, including technical matters. We can provide a seamless service with our planning colleagues to help you ensure that your building works proceed smoothly and comply with all necessary processes and consents.

Email: building.control@croydon.gov.uk Ring: 020 8760 5637 or visit the Croydon Building Control website

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.

(C) Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

(D) 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.

(E) 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.

(F) 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.

(G) If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.

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