

[REDACTED]

From: [REDACTED]
Sent: 10 January 2018 10:18
To: [REDACTED]
Subject: RE: Affordable housing liability

Thanks very much [REDACTED]

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 10 January 2018 10:03
To: [REDACTED]
Subject: RE: Affordable housing liability

Hi [REDACTED]

Both our adopted Local Plan, the adopted London Plan, and our soon to be adopted new Local Plan (adoption date 27th February 2018) all ask for affordable housing on schemes of 10 units. So yes, I would ask for it in this case.

Although the effect probably will be that they withdraw the application as it won't make sense financially.

[REDACTED]

From: [REDACTED]
Sent: 09 January 2018 19:42
To: [REDACTED]
Subject: Affordable housing liability

[REDACTED]

I wonder if you can help me. Permission was recently granted for 9 residential units at 5-7 Heath Road and development does not appear to have commenced as yet. I now have an application for an additional unit on the site (totalling 10 units) and I have asked the agent for an affordable housing contribution to be made on that basis. He has argued that such a contribution should not be required as the Government's Written Ministerial Statement (WMS) and National Planning Policy Guidance (NPPG) states that contributions for affordable housing and tariff style planning obligations should not be sought from small scale development, which includes development of 10-units or less. I will be responding to the agent to let him know that our local policy makes it clear that affordable housing contributions are required on schemes of ten or more units and that this is stated within our up to date adopted local plan. Would this response be correct and is there anything else I should add?

Any help would be greatly appreciated.

Thank you

[REDACTED]

Senior Planning Officer



Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 05 February 2018 16:14
To: [REDACTED]
Subject: 17/05977/FUL - 5-7 Heath Road, Thornton Heath
Attachments: Commission Viability study - 5-7 Heath Road.docx

Hello [REDACTED]

I wonder if you can help me. I am currently dealing with a planning application for a new dwelling at the above site. The applicant recently applied for 9 residential units with retail unit below which was granted permission. They have now submitted an application to use the retail unit as a dwelling (bringing the overall total residential on site to 10 units). Please could you provide a quote for an appraisal on their viability information so that I can inform the applicant of the costs involved.

Thanks very much and I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 20 December 2017 15:37
To: [REDACTED]
Subject: 17/05977/FUL - 5-7 Heath Road

Hi [REDACTED]

Please can you let me know if this is OK to send:

Dear [REDACTED]

I refer to the application you have submitted at the above site. I have discussed the proposal with my line manager and the issue is that the previous approved scheme for 9 residential units (references 16/06502/FUL and 17/03198/CONR) have not been fully implemented as yet. The change of use of the ground floor retail element to residential use would result in an additional residential unit (totalling 10 residential units) on site. As such, the entirety of the scheme would be liable to provide affordable housing. The Council's current Housing Policy would require 35% of the units on site to be marketed as 'affordable housing'. If this is not achievable, you would be required to carry out a Housing Viability Study and submit the findings to the Council for assessment.

I hope this clarifies the position for you. Please feel free to contact me to discuss if you wish.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 04 April 2018 11:50
To: [REDACTED]
Subject: 17/05377/FUL - 5-7 Heath Road

Hi [REDACTED]

I wonder if you can help me. I have been dealing with an application at the above site which was to change the use of the previously permitted retail unit (reference 17/03198/CONR) to provide an additional residential unit on site. This would take the overall development on site to 10 units and would therefore need to meet the affordable housing requirements of Policy SP2.5. The applicant has submitted viability info and it has been independently assessed by Savills who conclude that it would be unviable to require an affordable quota for this revised scheme.

As no affordable housing is being proposed, the proposal is technically contrary to the requirements of Policy SP2.5. As it is considered unviable to provide affordable housing from this scheme, can you confirm how we would address this from policy perspective if we want to recommend approval?

Any help greatly appreciated.

Thanks

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 19 February 2018 17:02
To: [REDACTED]
Cc: [REDACTED]
Subject: 17/05977/FUL - 5-7 Heath Road
Attachments: Heath Rd Croydon Full VA Letter to MT 0218.pdf

Dear [REDACTED]

I am pleased to confirm that [REDACTED] of Porta Planning LLP has confirmed that his client is happy to accept the quote of £2,650 + VAT for the viability information to be assessed and I have attached the agent's viability information for assessment. Please could you let me know if you require any further information or clarification.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 26 February 2018 11:45
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road
Attachments: Heath Rd Croydon Full VA Letter to MT 0218.pdf

Dear [REDACTED]

Further to my email below, please can you confirm that you have received my request for the viability information to be considered and please can you give me a potential timeframe for a response?

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 20 February 2018 15:08
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I have been asked to forward the email below and attachment on to you in the absence of [REDACTED] Please can you confirm receipt of my email and let me know if you require any further information.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B

[REDACTED]

From: [REDACTED]
Sent: 27 February 2018 08:47
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I have heard back from [REDACTED] this morning and they have confirmed that a site visit will be undertaken and they will aim to submit their draft review by the end of next week. I will forward this to you as soon as I receive it.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 26 February 2018 13:11
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

A further extension until 08 March will be fine. I will respond to you with [REDACTED] review response as soon as I receive it.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 26 February 2018 12:23
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you. I would hope that we could have their review response by the close of play this week?

Shall we agree a further extension of time until 8 March 2018?

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Monday, 26 February 2018 at 11:45
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. I have chased this up for you this morning and I will respond to you when I hear back from [REDACTED]

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 26 February 2018 11:02
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to my email last week, I would be grateful if you could provide me with an update? I tried to call your number this morning, but it cuts off once you enter the extension number.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 20 February 2018 at 15:56
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email – and for copying me on the instruction email.

I would be grateful if you could provide me with an idea from Savills when they expect to issue their review?

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Monday, 19 February 2018 at 16:54
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email with the viability information. I will now forward the viability information to the assessor at Savills and will copy you in to the instruction email.

Kind regards,

[REDACTED]
[REDACTED]

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000

From: [REDACTED]
Sent: 19 February 2018 11:39
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

I'm writing to formally submit the attached Viability Assessment in respect of this application. Please would you confirm receipt of this email and the attached assessment.

Moreover, I would be grateful if you could respond to my email below in respect of instructing Savills?

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Thursday, 15 February 2018 at 10:10
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I am writing to confirm that the Applicant would like to proceed with Savills quote below of £2,650+VAT. Please confirm the information you require from us in terms of ensuring Savills are instructed and ready to commence their review?

We are expecting to submit our viability information next week.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Friday, 9 February 2018 at 14:56
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Please see below the second quote with regards to the viability assessment:

From: [REDACTED]
Sent: 08 February 2018 13:16
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Hello [REDACTED]

Many thanks for your email and we will be pleased to assist on this. Our fee for reviewing the applicant's viability information will be £2,650 + VAT. If post review negotiations are protracted we reserve the right to submit an additional time based fee at £200 per hour capped at £1,000.

Kind regards

[REDACTED]

I will forward the third quote as and when I receive this.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 February 2018 15:04
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for the quote. I'd be grateful if you could send 2 more quotes through and we can then confirm instructions.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Wednesday, 7 February 2018 at 14:50
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Please find attached the quote obtained today with regards to the above application.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 06 February 2018 17:05
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. If we could have 3 different quotes please, that would be appreciated.

I'm happy to agree to an extension of time until 1 March 2018.

I will provide an update on the current stage of the build shortly.

I note that the Council do not have any major concerns with the proposed change of use in principle.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 6 February 2018 at 12:19
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. I have asked if a quote could be provided for the viability information to be considered. I will come back to you on that matter in due course.

I am more than happy to agree a further extension of time with you in order for the above information to be provided. Would a further three weeks for the time being be sufficient (until 01 March)? In the meantime please could you confirm the current stage of the build and, if possible, provide photos of the current stage? As previously stated I do not have any major concerns with the proposed change of use in principle subject to the viability information being satisfactory.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 06 February 2018 09:02
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

Please could you come back to me in respect of my queries set out below in my email from last Thursday?

In particular, given the date today, as set out below, I'd like to agree a further extension of time.

I look forward to hearing from you.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Date: Thursday, 1 February 2018 at 11:45
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to our recent correspondence, I am writing to confirm that the Applicant is progressing with a viability assessment, which we hope to be able to submit to the Council in due course. I think it would be wise if we could agree a further extension of time, as I suspect to allow for proper review and agreement on the viability, this will require a couple of weeks.

In the meantime, to ensure we can progress matters quickly when the viability assessment has been submitted, I would be grateful if you could confirm the Council's costs in respect of reviewing the viability assessment?

Furthermore, I would appreciate if you could confirm that subject to this matter being resolved, the Council is satisfied that the proposed change of use and external alterations are acceptable. As I'm sure you will appreciate, if the Applicant is going to agree to the Council's costs on viability, they will require this confirmation before proceeding.

Look forward to hearing.
Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Wednesday, 24 January 2018 at 15:34
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to my email below, can you confirm that you are happy to agree an extension of time until 08 February? Again, we can agree a further extension of time after this date if necessary.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000

From: [REDACTED]
Sent: 18 January 2018 14:58
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. An extension of time on the application will be fine. The application is due for decision on Thursday next week (25 January) so would an additional two weeks suffice (until 08 February)? We can agree a further extension of time if necessary.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000

From: [REDACTED]
Sent: 18 January 2018 14:52
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email.

I will need to review this with my client, and therefore, I would appreciate if we could agree an extension of time to ensure there is sufficient time for us to review and seek to resolve this matter.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 16 January 2018 at 12:29
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. The development which relates to the previous permission would need to be complete and would need to be in use for its intended purpose prior to the new application being determined to prevent the whole development from becoming liable for affordable housing contributions.

I hope this clarifies the position.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 15 January 2018 18:02
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email.

I would like to query the Council's position below, as you have stated that the granted permission '*does not appear to have commenced as yet*' and '*the previous permission would be implemented at the same time as the current proposal*'. The previous permission has been implemented and is now firmly underway on site. The flats and houses approved by the previous permission are currently on the market for sale. Please could you review and come back to me, as soon as possible.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Monday, 15 January 2018 at 09:57
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email dated 02 January 2018 which I have discussed with my line manager. The permission recently granted for 9 residential units at 5-7 Heath Road does not appear to have commenced as yet. The additional residential unit on the site (totalling 10 units) would require an affordable housing contribution to be made on that basis. Whilst having regard to the Government's Written Ministerial Statement (WMS) and National Planning Policy Guidance (NPPG) which states that contributions for affordable housing and tariff style planning obligations should not be sought from small scale development (including development of 10-units or less), the adopted Local Plan, the adopted London Plan, and our soon to be adopted new Local Plan all require affordable housing on schemes of 10 units or above and it is considered the position of the adopted development plan should be given greater weight than the WMS and NPPG which as you state is a material consideration in the determination of the application. The additional unit cannot be delivered without the construction of the entire front building and is therefore integral to the delivery of the previous planning permission.

With regards to the red edged application site, whilst the red line is drawn around the front building only, the remainder of the site is within the ownership of the applicant and the previous permission would be implemented at the same time as the current proposal. On that basis, the application site demonstrated on the previous application would require the whole scheme to be considered in its entirety. As the development site would now provide a total of ten units on site, an affordable housing contribution would be required in this instance. I would therefore advise that you put forward information demonstrating a policy compliant affordable housing provision for the site.

Aside from the above issue, there have been no major concerns raised over the principle of the development and it would, in my opinion, be acceptable subject to the matter above being resolved.

I hope this clarifies the position.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 11 January 2018 11:43
To: [REDACTED]

Cc: [REDACTED]

Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to my email last week, I would appreciate if we could have a discussion this week regarding this application? Please let me know when suits you.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Date: Tuesday, 2 January 2018 at 17:22

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email - I would be grateful if we could organise a suitable time to discuss this matter. However, in our view, we do not consider that it is appropriate or reasonable to seek any affordable housing contributions from this application.

The Government's Written Ministerial Statement (WMS) and National Planning Policy Guidance (NPPG) clearly states that contributions for affordable housing and tariff style planning obligations should not be sought from small scale development, which includes development of 10-units or less. Whilst acknowledged that the Council's own adopted local policy (SP2.4) seek affordable housing on sites with ten or more units. The Government's WMS and NPPG clearly states that contributions should not be sought from developments of 10-units or less.

We acknowledge that the effect of the WMS is not to reduce the weight that should be given to the Council's development plan, but that it is a material consideration that needs to be balanced against the plan and evidence base to support the application of any policy when weighed against the WMS. Since May 2016, there appears to be no evidence or justification to demonstrate the need for affordable housing from small scale developments, and why the WMS and NPPG policies should not be applied and given significant weight. If the Council has undertaken such work, we would appreciate if this could be provided to us.

We would draw to the Council's attention an appeal decision dated 3 March 2017 by the Secretary of State against a refusal by Oxford City Council (APP/G3110/W/16/3162190), where the Inspector states that the policies in the WMS are Government Policy and are a material consideration, to which significant weight is attached. The Inspector's decision states, *"In the absence of any substantive evidence in respect of the local circumstances of the appeal site I consider that the WMS as a material consideration justifies a departure from policies HP3 of the SHP and CS24 of the OLP, and as such a contribution towards affordable housing is not necessary."*

Furthermore, whilst the application seeks the change of use of the ground floor of a building that is currently being built, the red-line site boundary for the application only extends to the building fronting Heath Road. The red-line

does not include the dwellings to the rear of the site. Therefore, imposing a S106 agreement on a change of use application for one new flat only, to apply to a development site with an already granted planning permission and with a different site boundary, seems tenuous.

Aside from this matter, which I would appreciate discussing with you or receiving a response, as soon as possible on, it would be useful if we could also have an update on the Council's assessment of the application scheme and any consultation responses?

I look forward to hearing from you, just as soon as possible.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Wednesday, 20 December 2017 at 16:36
To: [REDACTED]
Subject: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I refer to the application you have submitted at the above site. I have discussed the proposal with my line manager and the issue is that the previous approved scheme for 9 residential units (references 16/06502/FUL and 17/03198/CONR) have not been fully implemented. The change of use of the ground floor retail element to residential use would result in an additional residential unit (totalling 10 residential units) on site. As such, the entirety of the scheme would be liable to provide affordable housing. The Council's Affordable Housing Policy would be to negotiate to achieve up to 50% of the units as affordable housing. If a 50% provision is not viable then this will need to be demonstrated by an independent analysis of your clients viability information (paid for by the applicant).

I expect that you may wish to discuss this with your client. We can then discuss the next steps in taking this matter forward and selecting an independent viability expert to assess the information you intend to submit.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

To: [REDACTED]

Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. I have asked if a quote could be provided for the viability information to be considered. I will come back to you on that matter in due course.

I am more than happy to agree a further extension of time with you in order for the above information to be provided. Would a further three weeks for the time being be sufficient (until 01 March)? In the meantime please could you confirm the current stage of the build and, if possible, provide photos of the current stage? As previously stated I do not have any major concerns with the proposed change of use in principle subject to the viability information being satisfactory.

I look forward to hearing from you.

Kind regards,

[REDACTED]

Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]

Sent: 06 February 2018 09:02

To: [REDACTED]
[REDACTED]

Subject: Re: 17/05977/FUL - 5-7 Heath Road

Importance: High

Dear [REDACTED]

Please could you come back to me in respect of my queries set out below in my email from last Thursday?

In particular, given the date today, as set out below, I'd like to agree a further extension of time.

Look forward to hearing from you.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]

Date: Thursday, 1 February 2018 at 11:45

To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to our recent correspondence, I am writing to confirm that the Applicant is progressing with a viability assessment, which we hope to be able to submit to the Council in due course. I think it would be wise if we could agree a further extension of time, as I suspect to allow for proper review and agreement on the viability, this will require a couple of weeks.

In the meantime, to ensure we can progress matters quickly when the viability assessment has been submitted, I would be grateful if you could confirm the Council's costs in respect of reviewing the viability assessment?

Furthermore, I would appreciate if you could confirm that subject to this matter being resolved, the Council is satisfied that the proposed change of use and external alterations are acceptable. As I'm sure you will appreciate, if the Applicant is going to agree to the Council's costs on viability, they will require this confirmation before proceeding.

Look forward to hearing.
Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Wednesday, 24 January 2018 at 15:34
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to my email below, can you confirm that you are happy to agree an extension of time until 08 February? Again, we can agree a further extension of time after this date if necessary.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

CROYDON | Delivering
www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House

From: [REDACTED]
Date: Tuesday, 16 January 2018 at 12:29
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. The development which relates to the previous permission would need to be complete and would need to be in use for its intended purpose prior to the new application being determined to prevent the whole development from becoming liable for affordable housing contributions.

I hope this clarifies the position.

Kind regards,

[REDACTED]
Senior Planning Officer

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www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 15 January 2018 18:02
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email.

I would like to query the Council's position below, as you have stated that the granted permission '*does not appear to have commenced as yet*' and '*the previous permission would be implemented at the same time as the current proposal*'. The previous permission has been implemented and is now firmly underway on site. The flats and houses approved by the previous permission are currently on the market for sale. Please could you review and come back to me, as soon as possible.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Monday, 15 January 2018 at 09:57
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email dated 02 January 2018 which I have discussed with my line manager. The permission recently granted for 9 residential units at 5-7 Heath Road does not appear to have commenced as yet. The additional residential unit on the site (totalling 10 units) would require an affordable housing contribution to be made on that basis. Whilst having regard to the Government's Written Ministerial Statement (WMS) and National Planning Policy Guidance (NPPG) which states that contributions for affordable housing and tariff style planning obligations should not be sought from small scale development (including development of 10-units or less), the adopted Local Plan, the adopted London Plan, and our soon to be adopted new Local Plan all require affordable housing on schemes of 10 units or above and it is considered the position of the adopted development plan should be given greater weight than the WMS and NPPG which as you state is a material consideration in the determination of the application. The additional unit cannot be delivered without the construction of the entire front building and is therefore integral to the delivery of the previous planning permission.

With regards to the red edged application site, whilst the red line is drawn around the front building only, the remainder of the site is within the ownership of the applicant and the previous permission would be implemented at the same time as the current proposal. On that basis, the application site demonstrated on the previous application would require the whole scheme to be considered in its entirety. As the development site would now provide a total of ten units on site, an affordable housing contribution would be required in this instance. I would therefore advise that you put forward information demonstrating a policy compliant affordable housing provision for the site.

Aside from the above issue, there have been no major concerns raised over the principle of the development and it would, in my opinion, be acceptable subject to the matter above being resolved.

I hope this clarifies the position.

Kind regards,

[REDACTED]
Senior Planning Officer

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www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 11 January 2018 11:43
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to my email last week, I would appreciate if we could have a discussion this week regarding this application? Please let me know when suits you.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Date: Tuesday, 2 January 2018 at 17:22

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email - I would be grateful if we could organise a suitable time to discuss this matter. However, in our view, we do not consider that it is appropriate or reasonable to seek any affordable housing contributions from this application.

The Government's Written Ministerial Statement (WMS) and National Planning Policy Guidance (NPPG) clearly states that contributions for affordable housing and tariff style planning obligations should not be sought from small scale development, which includes development of 10-units or less. Whilst acknowledged that the Council's own adopted local policy (SP2.4) seek affordable housing on sites with ten or more units. The Government's WMS and NPPG clearly states that contributions should not be sought from developments of 10-units or less.

We acknowledge that the effect of the WMS is not to reduce the weight that should be given to the Council's development plan, but that it is a material consideration that needs to be balanced against the plan and evidence base to support the application of any policy when weighed against the WMS. Since May 2016, there appears to be no evidence or justification to demonstrate the need for affordable housing from small scale developments, and why the WMS and NPPG policies should not be applied and given significant weight. If the Council has undertaken such work, we would appreciate if this could be provided to us.

We would draw to the Council's attention an appeal decision dated 3 March 2017 by the Secretary of State against a refusal by Oxford City Council (APP/G3110/W/16/3162190), where the Inspector states that the policies in the WMS are Government Policy and are a material consideration, to which significant weight is attached. The Inspector's decision states, *"In the absence of any substantive evidence in respect of the local circumstances of the appeal site I consider that the WMS as a material consideration justifies a departure from policies HP3 of the SHP and CS24 of the OLP, and as such a contribution towards affordable housing is not necessary."*

Furthermore, whilst the application seeks the change of use of the ground floor of a building that is currently being built, the red-line site boundary for the application only extends to the building fronting Heath Road. The red-line does not include the dwellings to the rear of the site. Therefore, imposing a S106 agreement on a change of use application for one new flat only, to apply to a development site with an already granted planning permission and with a different site boundary, seems tenuous.

Aside from this matter, which I would appreciate discussing with you or receiving a response, as soon as possible on, it would be useful if we could also have an update on the Council's assessment of the application scheme and any consultation responses?

I look forward to hearing from you, just as soon as possible.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Date: Wednesday, 20 December 2017 at 16:36

To: [REDACTED]

Subject: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I refer to the application you have submitted at the above site. I have discussed the proposal with my line manager and the issue is that the previous approved scheme for 9 residential units (references 16/06502/FUL and 17/03198/CONR) have not been fully implemented. The change of use of the ground floor retail element to residential use would result in an additional residential unit (totalling 10 residential units) on site. As such, the entirety of the scheme would be liable to provide affordable housing. The Council's Affordable Housing Policy would be to negotiate to achieve up to 50% of the units as affordable housing. If a 50% provision is not viable then this will need to be demonstrated by an independent analysis of your clients viability information (paid for by the applicant).

I expect that you may wish to discuss this with your client. We can then discuss the next steps in taking this matter forward and selecting an independent viability expert to assess the information you intend to submit.

Kind regards,

[REDACTED]

Senior Planning Officer

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www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

Council services, online, 24/7 www.croydon.gov.uk/myaccount Download our new free My Croydon app for a faster, smarter and better way to report local issues www.croydon.gov.uk/app From 1 October 2015, it is a legal requirement for all privately rented properties in Croydon to be licensed. Landlords without a licence could face fines of up to £20,000. For more information and to apply for a licence visit www.croydon.gov.uk/betterplacetorent

[REDACTED]

From: [REDACTED]
Sent: 19 February 2018 10:35
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Hi [REDACTED]

Please see the email below. Can you let me know what I need to do next?

Thanks

[REDACTED]
Senior Planning Officer

CROYDON | Delivering
www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 15 February 2018 10:11
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I am writing to confirm that the Applicant would like to proceed with [REDACTED] quote below of £2,650+VAT. Please confirm the information you require from us in terms of ensuring [REDACTED] are instructed and ready to commence their review?

We are expecting to submit our viability information next week.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Friday, 9 February 2018 at 14:56
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Please see below the second quote with regards to the viability assessment:

From: [REDACTED]
Sent: 08 February 2018 13:16
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Hello [REDACTED]

Many thanks for your email and we will be pleased to assist on this. Our fee for reviewing the applicant's viability information will be £2,650 + VAT. If post review negotiations are protracted we reserve the right to submit an additional time based fee at £200 per hour capped at £1,000.

Kind regards

[REDACTED]
I will forward the third quote as and when I receive this.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 February 2018 15:04
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for the quote. I'd be grateful if you could send 2 more quotes through and we can then confirm instructions.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Wednesday, 7 February 2018 at 14:50
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Please find attached the quote obtained today with regards to the above application.

Kind regards,

[REDACTED]
Senior Planning Officer



Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 06 February 2018 17:05
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. If we could have 3 different quotes please, that would be appreciated.

I'm happy to agree to an extension of time until 1 March 2018.

I will provide an update on the current stage of the build shortly.

I note that the Council do not have any major concerns with the proposed change of use in principle.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 6 February 2018 at 12:19
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. I have asked if a quote could be provided for the viability information to be considered. I will come back to you on that matter in due course.

I am more than happy to agree a further extension of time with you in order for the above information to be provided. Would a further three weeks for the time being be sufficient (until 01 March)? In the meantime please could you confirm the current stage of the build and, if possible, provide photos of the current stage? As previously stated I do not have any major concerns with the proposed change of use in principle subject to the viability information being satisfactory.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 06 February 2018 09:02
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

Please could you come back to me in respect of my queries set out below in my email from last Thursday?

In particular, given the date today, as set out below, I'd like to agree a further extension of time.

Look forward to hearing from you.
Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Thursday, 1 February 2018 at 11:45
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to our recent correspondence, I am writing to confirm that the Applicant is progressing with a viability assessment, which we hope to be able to submit to the Council in due course. I think it would be wise if we could agree a further extension of time, as I suspect to allow for proper review and agreement on the viability, this will require a couple of weeks.

In the meantime, to ensure we can progress matters quickly when the viability assessment has been submitted, I would be grateful if you could confirm the Council's costs in respect of reviewing the viability assessment?

Furthermore, I would appreciate if you could confirm that subject to this matter being resolved, the Council is satisfied that the proposed change of use and external alterations are acceptable. As I'm sure you will appreciate, if the Applicant is going to agree to the Council's costs on viability, they will require this confirmation before proceeding.

Look forward to hearing.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: [REDACTED]

Date: Wednesday, 24 January 2018 at 15:34

To: [REDACTED]

Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to my email below, can you confirm that you are happy to agree an extension of time until 08 February? Again, we can agree a further extension of time after this date if necessary.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 18 January 2018 14:58
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. An extension of time on the application will be fine. The application is due for decision on Thursday next week (25 January) so would an additional two weeks suffice (until 08 February)? We can agree a further extension of time if necessary.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

CROYDON | Delivering
www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 18 January 2018 14:52
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email.

I will need to review this with my client, and therefore, I would appreciate if we could agree an extension of time to ensure there is sufficient time for us to review and seek to resolve this matter.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 16 January 2018 at 12:29
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. The development which relates to the previous permission would need to be complete and would need to be in use for its intended purpose prior to the new application being determined to prevent the whole development from becoming liable for affordable housing contributions.

I hope this clarifies the position.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 15 January 2018 18:02
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email.

I would like to query the Council's position below, as you have stated that the granted permission '*does not appear to have commenced as yet*' and '*the previous permission would be implemented at the same time as the current proposal*'. The previous permission has been implemented and is now firmly underway on site. The flats and houses approved by the previous permission are currently on the market for sale. Please could you review and come back to me, as soon as possible.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Monday, 15 January 2018 at 09:57
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email dated 02 January 2018 which I have discussed with my line manager. The permission recently granted for 9 residential units at 5-7 Heath Road does not appear to have commenced as yet. The additional residential unit on the site (totalling 10 units) would require an affordable housing contribution to be made on that basis. Whilst having regard to the Government's Written Ministerial Statement (WMS) and National Planning Policy Guidance (NPPG) which states that contributions for affordable housing and tariff style planning obligations should not be sought from small scale development (including development of 10-units or less), the adopted Local Plan, the adopted London Plan, and our soon to be adopted new Local Plan all require affordable housing on schemes of 10 units or above and it is considered the position of the adopted development plan should be given greater weight than the WMS and NPPG which as you state is a material consideration in the determination of the application. The additional unit cannot be delivered without the construction of the entire front building and is therefore integral to the delivery of the previous planning permission.

With regards to the red edged application site, whilst the red line is drawn around the front building only, the remainder of the site is within the ownership of the applicant and the previous permission would be implemented at the same time as the current proposal. On that basis, the application site demonstrated on the previous application would require the whole scheme to be considered in its entirety. As the development site would now provide a total of ten units on site, an affordable housing contribution would be required in this instance. I would therefore advise that you put forward information demonstrating a policy compliant affordable housing provision for the site.

Aside from the above issue, there have been no major concerns raised over the principle of the development and it would, in my opinion, be acceptable subject to the matter above being resolved.

I hope this clarifies the position.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 11 January 2018 11:43
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to my email last week, I would appreciate if we could have a discussion this week regarding this application? Please let me know when suits you.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: 06 March 2018 21:33
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Hi [REDACTED]

Based on the email below, would we still be able to use [REDACTED] for the viability assessment?

Thanks

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 06 March 2018 17:54
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to our recent correspondence on the proposed viability review for 5-7 Heath Road, it has come to my attention via our conflict checks that colleagues at Savills' Margaret Street Office previously acted for Nodia Properties Ltd (the developer) and carried out a loan security valuation for Amicus Property Finance, before also providing a letter on 15 February 2018 providing an opinion of value for the proposed commercial element of the property attached to the applicant viability report. In line with RICS Guidance (Conflicts of Interest, 1st edn) we must provide full disclosure and transparency between the parties, and obtain informed consent before proceeding.

Those who carried out the previous instructions are based in a separate office and, should you wish for me to proceed, I will of course carry out a fresh, independent analysis of all matters. I am of the opinion that there is no real conflict here, the review of the viability assessment being a completely different exercise to the previous instructions. Please do feel free to contact me should you have any queries, and I look forward to receiving confirmation as to whether you would like me to proceed.

With the adverse weather conditions last week I was unable to visit the site then (snow covered property doesn't provide a suitable inspection) so our review is a little delayed but I could inspect the site tomorrow.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 26 February 2018 11:45 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to my email below, please can you confirm that you have received my request for the viability information to be considered and please can you give me a potential timeframe for a response?

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 20 February 2018 15:08
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I have been asked to forward the email below and attachment on to you in the absence of [REDACTED] Please can you confirm receipt of my email and let me know if you require any further information.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 07 March 2018 10:43
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. Please see the email chain below confirming that the Council and the agent acting on behalf of the applicant are happy to proceed with the viability review. If you require any further information please do not hesitate to contact me.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 March 2018 10:36
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]
We are happy for [REDACTED] to proceed. We would appreciate if they could aim to issue the review as soon as possible.
Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Wednesday, 7 March 2018 at 10:01
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Regards

[REDACTED]

From: [REDACTED]
Sent: 22 March 2018 1:39 PM
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I have had the agent for the above chasing a response to their viability information. Please can you confirm if there is any update as yet?

Kind regards,

[REDACTED]

Senior Planning Officer

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www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 16 March 2018 14:43
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I've inspected the site and am working on the file today at home so am aiming to confirm the review early next week.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 16 March 2018 2:29 PM
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Please can you confirm whether you have managed to assess the viability information regarding the above site as yet?

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

CROYDON | Delivering
www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 March 2018 11:06
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Many thanks [REDACTED] we will get on with the review and inspect the site.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 07 March 2018 10:43 AM
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. Please see the email chain below confirming that the Council and the agent acting on behalf of the applicant are happy to proceed with the viability review. If you require any further information please do not hesitate to contact me.

Kind regards,

[REDACTED]
Senior Planning Officer

CROYDON | Delivering
www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

[REDACTED]

From: Wayne Spencer
Sent: 27 February 2018 08:47
To: Mark Thomson
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I have heard back from [REDACTED] this morning and they have confirmed that a site visit will be undertaken and they will aim to submit their draft review by the end of next week. I will forward this to you as soon as I receive it.

Kind regards,

[REDACTED]
Senior Planning Officer

CROYDON | Delivering
www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 26 February 2018 13:11
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

A further extension until 08 March will be fine. I will respond to you with [REDACTED] review response as soon as I receive it.

Kind regards,

[REDACTED]
Senior Planning Officer

CROYDON | Delivering
www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 26 February 2018 12:23
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you. I would hope that we could have their review response by the close of play this week?

Shall we agree a further extension of time until 8 March 2018?

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Monday, 26 February 2018 at 11:45
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. I have chased this up for you this morning and I will respond to you when I hear back from [REDACTED]

Kind regards,

[REDACTED]
Senior Planning Officer

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www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

Sent: 26 February 2018 11:02
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to my email last week, I would be grateful if you could provide me with an update? I tried to call your number this morning, but it cuts off once you enter the extension number.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 20 February 2018 at 15:56
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email – and for copying me on the instruction email.

I would be grateful if you could provide me with an idea from Savills when they expect to issue their review?

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Monday, 19 February 2018 at 16:54
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email with the viability information. I will now forward the viability information to the assessor at [REDACTED] and will copy you in to the instruction email.

Kind regards,

[REDACTED]
Senior Planning Officer

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 19 February 2018 11:39
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

I'm writing to formally submit the attached Viability Assessment in respect of this application. Please would you confirm receipt of this email and the attached assessment.

Moreover, I would be grateful if you could respond to my email below in respect of instructing [REDACTED]

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Thursday, 15 February 2018 at 10:10
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I am writing to confirm that the Applicant would like to proceed with [REDACTED] quote below of £2,650+VAT. Please confirm the information you require from us in terms of ensuring Savills are instructed and ready to commence their review?

We are expecting to submit our viability information next week.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Friday, 9 February 2018 at 14:56
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Please see below the second quote with regards to the viability assessment:

From: [REDACTED]
Sent: 08 February 2018 13:16
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Hello [REDACTED]

Many thanks for your email and we will be pleased to assist on this. Our fee for reviewing the applicant's viability information will be £2,650 + VAT. If post review negotiations are protracted we reserve the right to submit an additional time based fee at £200 per hour capped at £1,000.

Kind regards

[REDACTED]

I will forward the third quote as and when I receive this.

Kind regards,

[REDACTED]
[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 February 2018 15:04
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for the quote. I'd be grateful if you could send 2 more quotes through and we can then confirm instructions.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Wednesday, 7 February 2018 at 14:50
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Please find attached the quote obtained today with regards to the above application.

Kind regards,

[REDACTED]
Senior Planning Officer

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www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 06 February 2018 17:05
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. If we could have 3 different quotes please, that would be appreciated.

I'm happy to agree to an extension of time until 1 March 2018.

I will provide an update on the current stage of the build shortly.

I note that the Council do not have any major concerns with the proposed change of use in principle.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 6 February 2018 at 12:19
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. I have asked if a quote could be provided for the viability information to be considered. I will come back to you on that matter in due course.

I am more than happy to agree a further extension of time with you in order for the above information to be provided. Would a further three weeks for the time being be sufficient (until 01 March)? In the meantime please could you confirm the current stage of the build and, if possible, provide photos of the current stage? As previously stated I do not have any major concerns with the proposed change of use in principle subject to the viability information being satisfactory.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 06 February 2018 09:02
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

Please could you come back to me in respect of my queries set out below in my email from last Thursday?

In particular, given the date today, as set out below, I'd like to agree a further extension of time.

Look forward to hearing from you.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Date: Thursday, 1 February 2018 at 11:45
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to our recent correspondence, I am writing to confirm that the Applicant is progressing with a viability assessment, which we hope to be able to submit to the Council in due course. I think it would be wise if we could agree a further extension of time, as I suspect to allow for proper review and agreement on the viability, this will require a couple of weeks.

In the meantime, to ensure we can progress matters quickly when the viability assessment has been submitted, I would be grateful if you could confirm the Council's costs in respect of reviewing the viability assessment?

Furthermore, I would appreciate if you could confirm that subject to this matter being resolved, the Council is satisfied that the proposed change of use and external alterations are acceptable. As I'm sure you will appreciate, if the Applicant is going to agree to the Council's costs on viability, they will require this confirmation before proceeding.

Look forward to hearing.
Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Date: Wednesday, 24 January 2018 at 15:34
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to my email below, can you confirm that you are happy to agree an extension of time until 08 February? Again, we can agree a further extension of time after this date if necessary.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000

From: [REDACTED]
Sent: 18 January 2018 14:58
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. An extension of time on the application will be fine. The application is due for decision on Thursday next week (25 January) so would an additional two weeks suffice (until 08 February)? We can agree a further extension of time if necessary.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000

From: [REDACTED]
Sent: 18 January 2018 14:52
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email.

I will need to review this with my client, and therefore, I would appreciate if we could agree an extension of time to ensure there is sufficient time for us to review and seek to resolve this matter.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 16 January 2018 at 12:29
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. The development which relates to the previous permission would need to be complete and would need to be in use for its intended purpose prior to the new application being determined to prevent the whole development from becoming liable for affordable housing contributions.

I hope this clarifies the position.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 15 January 2018 18:02
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email.

I would like to query the Council's position below, as you have stated that the granted permission '*does not appear to have commenced as yet*' and '*the previous permission would be implemented at the same time as the current proposal*'. The previous permission has been implemented and is now firmly underway on site. The flats and houses approved by the previous permission are currently on the market for sale. Please could you review and come back to me, as soon as possible.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Monday, 15 January 2018 at 09:57
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email dated 02 January 2018 which I have discussed with my line manager. The permission recently granted for 9 residential units at 5-7 Heath Road does not appear to have commenced as yet. The additional residential unit on the site (totalling 10 units) would require an affordable housing contribution to be made on that basis. Whilst having regard to the Government's Written Ministerial Statement (WMS) and National Planning Policy Guidance (NPPG) which states that contributions for affordable housing and tariff style planning obligations should not be sought from small scale development (including development of 10-units or less), the adopted Local Plan, the adopted London Plan, and our soon to be adopted new Local Plan all require affordable housing on schemes of 10 units or above and it is considered the position of the adopted development plan should be given greater weight than the WMS and NPPG which as you state is a material consideration in the determination of the application. The additional unit cannot be delivered without the construction of the entire front building and is therefore integral to the delivery of the previous planning permission.

With regards to the red edged application site, whilst the red line is drawn around the front building only, the remainder of the site is within the ownership of the applicant and the previous permission would be implemented at the same time as the current proposal. On that basis, the application site demonstrated on the previous application would require the whole scheme to be considered in its entirety. As the development site would now provide a total of ten units on site, an affordable housing contribution would be required in this instance. I would therefore advise that you put forward information demonstrating a policy compliant affordable housing provision for the site.

Aside from the above issue, there have been no major concerns raised over the principle of the development and it would, in my opinion, be acceptable subject to the matter above being resolved.

I hope this clarifies the position.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 11 January 2018 11:43
To: [REDACTED]

Cc: [REDACTED]

Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to my email last week, I would appreciate if we could have a discussion this week regarding this application? Please let me know when suits you.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Date: Tuesday, 2 January 2018 at 17:22

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email - I would be grateful if we could organise a suitable time to discuss this matter. However, in our view, we do not consider that it is appropriate or reasonable to seek any affordable housing contributions from this application.

The Government's Written Ministerial Statement (WMS) and National Planning Policy Guidance (NPPG) clearly states that contributions for affordable housing and tariff style planning obligations should not be sought from small scale development, which includes development of 10-units or less. Whilst acknowledged that the Council's own adopted local policy (SP2.4) seek affordable housing on sites with ten or more units. The Government's WMS and NPPG clearly states that contributions should not be sought from developments of 10-units or less.

We acknowledge that the effect of the WMS is not to reduce the weight that should be given to the Council's development plan, but that it is a material consideration that needs to be balanced against the plan and evidence base to support the application of any policy when weighed against the WMS. Since May 2016, there appears to be no evidence or justification to demonstrate the need for affordable housing from small scale developments, and why the WMS and NPPG policies should not be applied and given significant weight. If the Council has undertaken such work, we would appreciate if this could be provided to us.

We would draw to the Council's attention an appeal decision dated 3 March 2017 by the Secretary of State against a refusal by Oxford City Council (APP/G3110/W/16/3162190), where the Inspector states that the policies in the WMS are Government Policy and are a material consideration, to which significant weight is attached. The Inspector's decision states, *"In the absence of any substantive evidence in respect of the local circumstances of the appeal site I consider that the WMS as a material consideration justifies a departure from policies HP3 of the SHP and CS24 of the OLP, and as such a contribution towards affordable housing is not necessary."*

Furthermore, whilst the application seeks the change of use of the ground floor of a building that is currently being built, the red-line site boundary for the application only extends to the building fronting Heath Road. The red-line

does not include the dwellings to the rear of the site. Therefore, imposing a S106 agreement on a change of use application for one new flat only, to apply to a development site with an already granted planning permission and with a different site boundary, seems tenuous.

Aside from this matter, which I would appreciate discussing with you or receiving a response, as soon as possible on, it would be useful if we could also have an update on the Council's assessment of the application scheme and any consultation responses?

I look forward to hearing from you, just as soon as possible.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Wednesday, 20 December 2017 at 16:36
To: [REDACTED]
Subject: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I refer to the application you have submitted at the above site. I have discussed the proposal with my line manager and the issue is that the previous approved scheme for 9 residential units (references 16/06502/FUL and 17/03198/CONR) have not been fully implemented. The change of use of the ground floor retail element to residential use would result in an additional residential unit (totalling 10 residential units) on site. As such, the entirety of the scheme would be liable to provide affordable housing. The Council's Affordable Housing Policy would be to negotiate to achieve up to 50% of the units as affordable housing. If a 50% provision is not viable then this will need to be demonstrated by an independent analysis of your clients viability information (paid for by the applicant).

I expect that you may wish to discuss this with your client. We can then discuss the next steps in taking this matter forward and selecting an independent viability expert to assess the information you intend to submit.

Kind regards,

[REDACTED]
Senior Planning Officer

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www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 09 February 2018 09:54
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Hi [REDACTED]

Can I send this email quote direct to the applicant?

Thanks

[REDACTED]
Senior Planning Officer

CROYDON | Delivering
www.croydon.gov.uk for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 08 February 2018 13:16
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Hello [REDACTED]

Many thanks for your email and we will be pleased to assist on this. Our fee for reviewing the applicant's viability information will be £2,650 + VAT. The fee is slightly lower than we would otherwise charge nowadays but recognises that a relatively small modification has caused the need for a viability submission and review. If post review negotiations are protracted we reserve the right to submit an additional time based fee at £200 per hour capped at £1,000.

I'm away on leave for the week after next so our review couldn't take place until my return.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 07 February 2018 4:58 PM
To: [REDACTED]
Subject: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Hello [REDACTED]

I wonder if you can help me. I am currently dealing with a planning application for a new dwelling at the above site. The applicant recently applied for 9 residential units with retail unit below which was granted permission. They have now submitted an application to use the retail unit as a dwelling (bringing the overall total residential on site to 10 units). Is it possible for you to provide a quote for an appraisal on their viability information so that I can inform the applicant of the costs involved prior to them submitting the viability information to me?

Thank you very much and I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer



Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

Council services, online, 24/7 www.croydon.gov.uk/myaccount Download our new free My Croydon app for a faster, smarter and better way to report local issues www.croydon.gov.uk/app From 1 October 2015, it is a legal requirement for all privately rented properties in Croydon to be licensed. Landlords without a licence could face fines of up to £20,000. For more information and to apply for a licence visit www.croydon.gov.uk/betterplacetorent Please use this web site address to view the council's e-mail disclaimer - <http://www.croydon.gov.uk/email-disclaimer>

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 02 February 2018 08:04
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Hi [REDACTED]

Can we discuss the email below when I come in to the office later?

Thanks

[REDACTED]
Senior Planning Officer

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www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 01 February 2018 11:46
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to our recent correspondence, I am writing to confirm that the Applicant is progressing with a viability assessment, which we hope to be able to submit to the Council in due course. I think it would be wise if we could agree a further extension of time, as I suspect to allow for proper review and agreement on the viability, this will require a couple of weeks.

In the meantime, to ensure we can progress matters quickly when the viability assessment has been submitted, I would be grateful if you could confirm the Council's costs in respect of reviewing the viability assessment?

Furthermore, I would appreciate if you could confirm that subject to this matter being resolved, the Council is satisfied that the proposed change of use and external alterations are acceptable. As I'm sure you will appreciate, if the Applicant is going to agree to the Council's costs on viability, they will require this confirmation before proceeding.

Look forward to hearing.
Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Wednesday, 24 January 2018 at 15:34
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to my email below, can you confirm that you are happy to agree an extension of time until 08 February? Again, we can agree a further extension of time after this date if necessary.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 18 January 2018 14:58
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. An extension of time on the application will be fine. The application is due for decision on Thursday next week (25 January) so would an additional two weeks suffice (until 08 February)? We can agree a further extension of time if necessary.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

CROYDON | Delivering
www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000

From: [REDACTED]
Sent: 18 January 2018 14:52
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email.

I will need to review this with my client, and therefore, I would appreciate if we could agree an extension of time to ensure there is sufficient time for us to review and seek to resolve this matter.

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Date: Tuesday, 16 January 2018 at 12:29
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. The development which relates to the previous permission would need to be complete and would need to be in use for its intended purpose prior to the new application being determined to prevent the whole development from becoming liable for affordable housing contributions.

I hope this clarifies the position.

Kind regards,

[REDACTED]
Senior Planning Officer

CROYDON | Delivering
www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000

From: [REDACTED]
Sent: 15 January 2018 18:02
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email.

I would like to query the Council's position below, as you have stated that the granted permission '*does not appear to have commenced as yet*' and '*the previous permission would be implemented at the same time as the current proposal*'. The previous permission has been implemented and is now firmly underway on site. The flats and houses approved by the previous permission are currently on the market for sale. Please could you review and come back to me, as soon as possible.

Kind regards,

Mark Thomson MRTPI
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Monday, 15 January 2018 at 09:57
To: [REDACTED] [com](#)>
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email dated 02 January 2018 which I have discussed with my line manager. The permission recently granted for 9 residential units at 5-7 Heath Road does not appear to have commenced as yet. The additional residential unit on the site (totalling 10 units) would require an affordable housing contribution to be made on that basis. Whilst having regard to the Government's Written Ministerial Statement (WMS) and National Planning Policy Guidance (NPPG) which states that contributions for affordable housing and tariff style planning obligations should not be sought from small scale development (including development of 10-units or less), the adopted Local Plan, the adopted London Plan, and our soon to be adopted new Local Plan all require affordable housing on schemes of 10 units or above and it is considered the position of the adopted development plan should be given greater weight than the WMS and NPPG which as you state is a material consideration in the determination of the application. The additional unit cannot be delivered without the construction of the entire front building and is therefore integral to the delivery of the previous planning permission.

With regards to the red edged application site, whilst the red line is drawn around the front building only, the remainder of the site is within the ownership of the applicant and the previous permission would be implemented at the same time as the current proposal. On that basis, the application site demonstrated on the previous application would require the whole scheme to be considered in its entirety. As the development site would now provide a total of ten units on site, an affordable housing contribution would be required in this instance. I would therefore advise that you put forward information demonstrating a policy compliant affordable housing provision for the site.

Aside from the above issue, there have been no major concerns raised over the principle of the development and it would, in my opinion, be acceptable subject to the matter above being resolved.

I hope this clarifies the position.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 11 January 2018 11:43
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to my email last week, I would appreciate if we could have a discussion this week regarding this application? Please let me know when suits you.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 2 January 2018 at 17:22
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email - I would be grateful if we could organise a suitable time to discuss this matter. However, in our view, we do not consider that it is appropriate or reasonable to seek any affordable housing contributions from this application.

The Government's Written Ministerial Statement (WMS) and National Planning Policy Guidance (NPPG) clearly states that contributions for affordable housing and tariff style planning obligations should not be sought from small scale development, which includes development of 10-units or less. Whilst acknowledged that the Council's own adopted local policy (SP2.4) seek affordable housing on sites with ten or more units. The Government's WMS and NPPG clearly states that contributions should not be sought from developments of 10-units or less.

We acknowledge that the effect of the WMS is not to reduce the weight that should be given to the Council's development plan, but that it is a material consideration that needs to be balanced against the plan and evidence base to support the application of any policy when weighed against the WMS. Since May 2016, there appears to be no evidence or justification to demonstrate the need for affordable housing from small scale developments, and why the WMS and NPPG policies should not be applied and given significant weight. If the Council has undertaken such work, we would appreciate if this could be provided to us.

We would draw to the Council's attention an appeal decision dated 3 March 2017 by the Secretary of State against a refusal by Oxford City Council (APP/G3110/W/16/3162190), where the Inspector states that the policies in the WMS are Government Policy and are a material consideration, to which significant weight is attached. The Inspector's decision states, *"In the absence of any substantive evidence in respect of the local circumstances of the appeal site I consider that the WMS as a material consideration justifies a departure from policies HP3 of the SHP and CS24 of the OLP, and as such a contribution towards affordable housing is not necessary."*

Furthermore, whilst the application seeks the change of use of the ground floor of a building that is currently being built, the red-line site boundary for the application only extends to the building fronting Heath Road. The red-line does not include the dwellings to the rear of the site. Therefore, imposing a S106 agreement on a change of use application for one new flat only, to apply to a development site with an already granted planning permission and with a different site boundary, seems tenuous.

Aside from this matter, which I would appreciate discussing with you or receiving a response, as soon as possible on, it would be useful if we could also have an update on the Council's assessment of the application scheme and any consultation responses?

I look forward to hearing from you, just as soon as possible.

Kind regards,

[Redacted signature]

[Redacted signature]

[Redacted signature]

From: [Redacted]

Date: Wednesday, 20 December 2017 at 16:36

To: [Redacted]

Subject: 17/05977/FUL - 5-7 Heath Road

Dear [Redacted]

I refer to the application you have submitted at the above site. I have discussed the proposal with my line manager and the issue is that the previous approved scheme for 9 residential units (references 16/06502/FUL and 17/03198/CONR) have not been fully implemented. The change of use of the ground floor retail element to residential use would result in an additional residential unit (totalling 10 residential

units) on site. As such, the entirety of the scheme would be liable to provide affordable housing. The Council's Affordable Housing Policy would be to negotiate to achieve up to 50% of the units as affordable housing. If a 50% provision is not viable then this will need to be demonstrated by an independent analysis of your clients viability information (paid for by the applicant).

I expect that you may wish to discuss this with your client. We can then discuss the next steps in taking this matter forward and selecting an independent viability expert to assess the information you intend to submit.

Kind regards,

[REDACTED]
Senior Planning Officer



Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

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Hi

[REDACTED]

From:

Sent:

[REDACTED]
20 March 2018 12:34

To:

[REDACTED]
Letter regarding works at 5-7 Heath Road

Attachments:

Letter to [REDACTED].docx

Hi [REDACTED]

I have drafted a quick response to [REDACTED] as discussed yesterday morning. Can you let me know if this is OK to send?

Thanks mate

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 04 April 2018 11:50
To: [REDACTED]
Subject: 17/05377/FUL - 5-7 Heath Road

Hi [REDACTED]

I wonder if you can help me. I have been dealing with an application at the above site which was to change the use of the previously permitted retail unit (reference 17/03198/CONR) to provide an additional residential unit on site. This would take the overall development on site to 10 units and would therefore need to meet the affordable housing requirements of Policy SP2.5. The applicant has submitted viability info and it has been independently assessed by [REDACTED] who conclude that it would be unviable to require an affordable quota for this revised scheme.

As no affordable housing is being proposed, the proposal is technically contrary to the requirements of Policy SP2.5. As it is considered unviable to provide affordable housing from this scheme, can you confirm how we would address this from policy perspective if we want to recommend approval?

Any help greatly appreciated.

Thanks

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 27 February 2018 08:35
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Thank you very much [REDACTED] I look forward to hearing from you in due course.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 26 February 2018 18:19
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Wrong [REDACTED] I suspect! I confirm that I am now back from leave so I can proceed with my review of the viability report submitted by the applicant. I need to visit the site but will aim to submit our draft review by the end of next week.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 26 February 2018 11:45 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to my email below, please can you confirm that you have received my request for the viability information to be considered and please can you give me a potential timeframe for a response?

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer



Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 20 February 2018 15:08
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I have been asked to forward the email below and attachment on to you in the absence of [REDACTED] Please can you confirm receipt of my email and let me know if you require any further information.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer



Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 19 February 2018 17:02
To: [REDACTED]
Cc: [REDACTED]
Subject: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I am pleased to confirm that [REDACTED] has confirmed that his client is happy to accept the quote of £2,650 + VAT for the viability information to be assessed and I have attached the agent's viability information for assessment. Please could you let me know if you require any further information or clarification.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer



Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 08 March 2018 14:39
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for confirming. I have instructed [REDACTED] to continue with the assessment. The current extension of time expires today however are you happy to agree a further extension of two weeks (until 22 March) to allow for the assessment to take place and for me to write my report?

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 March 2018 10:36
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

We are happy for [REDACTED] to proceed. We would appreciate if they could aim to issue the review as soon as possible.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Wednesday, 7 March 2018 at 10:01
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

With regards to the viability information submitted, please see the email below from [REDACTED] I have discussed the matter this morning with my line manager and we are satisfied that [REDACTED] can still proceed with the assessment of the viability information however I thought it would be in our best interest to forward this email to you to ensure that you are happy with this given the circumstances.

As soon as I hear back from you I will contact [REDACTED] to let him know whether you wish to proceed.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 06 March 2018 17:54
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to our recent correspondence on the proposed viability review for 5-7 Heath Road, it has come to my attention via our conflict checks that colleagues at [REDACTED] (the developer) and carried out a loan security valuation for [REDACTED] before also providing a letter on 15 February 2018 providing an opinion of value for the proposed commercial element of the property attached to the applicant viability report. In line with RICS Guidance (Conflicts of Interest, 1st edn) we must provide full disclosure and transparency between the parties, and obtain informed consent before proceeding.

Those who carried out the previous instructions are based in a separate office and, should you wish for me to proceed, I will of course carry out a fresh, independent analysis of all matters. I am of the opinion that there is no real conflict here, the review of the viability assessment being a completely different exercise to the previous instructions. Please do feel free to contact me should you have any queries, and I look forward to receiving confirmation as to whether you would like me to proceed.

With the adverse weather conditions last week I was unable to visit the site then (snow covered property doesn't provide a suitable inspection) so our review is a little delayed but I could inspect the site tomorrow.

Kind regards

[REDACTED]
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[REDACTED]

From: [REDACTED]
Sent: 16 March 2018 14:29
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Please can you confirm whether you have managed to assess the viability information regarding the above site as yet?

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 March 2018 11:06
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Many thanks, [REDACTED] – we will get on with the review and inspect the site.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 07 March 2018 10:43 AM
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. Please see the email chain below confirming that the Council and the agent acting on behalf of the applicant are happy to proceed with the viability review. If you require any further information please do not hesitate to contact me.

Kind regards,

[REDACTED]
Senior Planning Officer



Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 March 2018 10:36
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]
We are happy for [REDACTED] to proceed. We would appreciate if they could aim to issue the review as soon as possible.
Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Wednesday, 7 March 2018 at 10:01
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

With regards to the viability information submitted, please see the email below from [REDACTED]. I have discussed the matter this morning with my line manager and we are satisfied that [REDACTED] can still proceed with the assessment of the viability information however I thought it would be in our best interest to forward this email to you to ensure that you are happy with this given the circumstances.

As soon as I hear back from you I will contact [REDACTED] to let him know whether you wish to proceed.

Kind regards,

[REDACTED]
Senior Planning Officer



Place Department

[REDACTED]

From: [REDACTED]
Sent: 19 February 2018 13:52
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

I will do that, thanks mate. Do I need to attach the email/viability info to uniform?

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 19 February 2018 13:48
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Hi [REDACTED]

Sorry – I would go back to the agent and say thanks for the confirmation you will now send the viability information to the assessor.

I would then email [REDACTED] and attach the information below and say the applicant has confirmed they wish to proceed with [REDACTED] and copy in [REDACTED] and provide his details in the email too.

[REDACTED]

From: [REDACTED]
Sent: 19 February 2018 13:42
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road
Importance: High

H [REDACTED]

The agent for the above has submitted the viability info. Can you let me know what I need to do?

Thanks

[REDACTED]
Senior Planning Officer

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000

From: [REDACTED]
Sent: 19 February 2018 11:39
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

I'm writing to formally submit the attached Viability Assessment in respect of this application. Please would you confirm receipt of this email and the attached assessment.

Moreover, I would be grateful if you could respond to my email below in respect of instructing [REDACTED]

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Thursday, 15 February 2018 at 10:10
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I am writing to confirm that the Applicant would like to proceed with [REDACTED] quote below of £2,650+VAT. Please confirm the information you require from us in terms of ensuring [REDACTED] are instructed and ready to commence their review?

We are expecting to submit our viability information next week.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Friday, 9 February 2018 at 14:56
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Please see below the second quote with regards to the viability assessment:

From: [REDACTED]
Sent: 08 February 2018 13:16
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Hello [REDACTED]

Many thanks for your email and we will be pleased to assist on this. Our fee for reviewing the applicant's viability information will be £2,650 + VAT. If post review negotiations are protracted we reserve the right to submit an additional time based fee at £200 per hour capped at £1,000.

Kind regards

[REDACTED]

I will forward the third quote as and when I receive this.

Kind regards,

[REDACTED]
[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 February 2018 15:04
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for the quote. I'd be grateful if you could send 2 more quotes through and we can then confirm instructions.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Wednesday, 7 February 2018 at 14:50
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Please find attached the quote obtained today with regards to the above application.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 06 February 2018 17:05
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. If we could have 3 different quotes please, that would be appreciated.

I'm happy to agree to an extension of time until 1 March 2018.

I will provide an update on the current stage of the build shortly.

I note that the Council do not have any major concerns with the proposed change of use in principle.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 6 February 2018 at 12:19
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. I have asked if a quote could be provided for the viability information to be considered. I will come back to you on that matter in due course.

I am more than happy to agree a further extension of time with you in order for the above information to be provided. Would a further three weeks for the time being be sufficient (until 01 March)? In the meantime please could you confirm the current stage of the build and, if possible, provide photos of the current stage? As previously stated I do not have any major concerns with the proposed change of use in principle subject to the viability information being satisfactory.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 06 February 2018 09:02
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

Please could you come back to me in respect of my queries set out below in my email from last Thursday?

In particular, given the date today, as set out below, I'd like to agree a further extension of time.

Look forward to hearing from you.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Date: Thursday, 1 February 2018 at 11:45
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to our recent correspondence, I am writing to confirm that the Applicant is progressing with a viability assessment, which we hope to be able to submit to the Council in due course. I think it would be wise if we could agree a further extension of time, as I suspect to allow for proper review and agreement on the viability, this will require a couple of weeks.

In the meantime, to ensure we can progress matters quickly when the viability assessment has been submitted, I would be grateful if you could confirm the Council's costs in respect of reviewing the viability assessment?

Furthermore, I would appreciate if you could confirm that subject to this matter being resolved, the Council is satisfied that the proposed change of use and external alterations are acceptable. As I'm sure you will appreciate, if the Applicant is going to agree to the Council's costs on viability, they will require this confirmation before proceeding.

Look forward to hearing.
Kind regards,

[REDACTED]

From: [REDACTED]
Date: Wednesday, 24 January 2018 at 15:34
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to my email below, can you confirm that you are happy to agree an extension of time until 08 February? Again, we can agree a further extension of time after this date if necessary.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000

From: [REDACTED]
Sent: 18 January 2018 14:58
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. An extension of time on the application will be fine. The application is due for decision on Thursday next week (25 January) so would an additional two weeks suffice (until 08 February)? We can agree a further extension of time if necessary.

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000

From: [REDACTED]
Sent: 18 January 2018 14:52
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email.

I will need to review this with my client, and therefore, I would appreciate if we could agree an extension of time to ensure there is sufficient time for us to review and seek to resolve this matter.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: 16 March 2018 14:38
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I have chased an update from them again today and will revert back to you when I hear back from them.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 16 March 2018 14:25
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

[REDACTED]

Further to my message on Tuesday, please could you provide me with an update? As per my note below, I'm conscious that it is now less than a week until the 22 March, and we have yet to receive anything from [REDACTED]

I look forward to hearing from you.

Kind regards,

[REDACTED]

[REDACTED]

Date: Tuesday, 13 March 2018 at 17:04

[REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

[REDACTED]

Hope you are well.

Please could you provide an update on [REDACTED] assessment work? Understandably, we're keen to progress and conclude the application with the Council, and hope that it can all be tied up in the next couple of days.

I look forward to hearing from you.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
Date: Thursday, 8 March 2018 at 14:39
[REDACTED]

Subject: RE: 17/05977/FUL - 5-7 Heath Road

[REDACTED]

Thank you for confirming. I have instructed [REDACTED] to continue with the assessment. The current extension of time expires today however are you happy to agree a further extension of two weeks (until 22 March) to allow for the assessment to take place and for me to write my report?

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

[REDACTED]
Sent: 07 March 2018 10:36
[REDACTED]

Subject: Re: 17/05977/FUL - 5-7 Heath Road

[REDACTED]
[REDACTED] for [REDACTED] to proceed. We would appreciate if they could aim to issue the review as soon as possible.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

Date: Wednesday, 7 March 2018 at 10:01

Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

With regards to the viability information submitted, please see the email below from [REDACTED]. I have discussed the matter this morning with my line manager and we are satisfied that [REDACTED] can still proceed with the assessment of the viability information however I thought it would be in our best interest to forward this email to you to ensure that you are happy with this given the circumstances.

As soon as I hear back from you I will contact [REDACTED] to let him know whether you wish to proceed.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

Sent: 06 March 2018 17:54

Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to our recent correspondence on the proposed viability review for 5-7 Heath Road, it has come to my attention via our conflict checks that colleagues at [REDACTED] previously acted [REDACTED] (the developer) and carried out a loan security valuation for [REDACTED] before also providing a letter on 15 February 2018 providing an opinion of value for the proposed commercial element of the property attached to the applicant viability report. In line with RICS Guidance (Conflicts of Interest, 1st edn) we must provide full disclosure and transparency between the parties, and obtain informed consent before proceeding.

[REDACTED]

From: [REDACTED]
Sent: 16 March 2018 14:46
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Thank you very much, I will update the applicant.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 16 March 2018 14:43
[REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I've inspected the site and am working on the file today at home so am aiming to confirm the review early next week.

Kind regards

[REDACTED]

Sent: 16 March 2018 2:29 PM
[REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Please can you confirm whether you have managed to assess the viability information regarding the above site as yet?

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000

Sent: 07 March 2018 11:06

Subject: RE: 17/05977/FUL - 5-7 Heath Road

Many thanks, - we will get on with the review and inspect the site.

Kind regards

Sent: 07 March 2018 10:43 AM

Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear

Thank you for your email. Please see the email chain below confirming that the Council and the agent acting on behalf of the applicant are happy to proceed with the viability review. If you require any further information please do not hesitate to contact me.

Kind regards,

Senior Planning Officer

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000

Sent: 07 March 2018 10:36

Subject: Re: 17/05977/FUL - 5-7 Heath Road

[REDACTED]
We are happy for [REDACTED] to proceed. We would appreciate if they could aim to issue the review as soon as possible.
Kind regards,

[REDACTED]
Date: Wednesday, 7 March 2018 at 10:01
[REDACTED]

Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

With regards to the viability information submitted, please see the email below from [REDACTED]. I have discussed the matter this morning with my line manager and we are satisfied that [REDACTED] can still proceed with the assessment of the viability information however I thought it would be in our best interest to forward this email to you to ensure that you are happy with this given the circumstances.

As soon as I hear back from you I will contact [REDACTED] to let him know whether you wish to proceed.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 06 March 2018 17:54
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to our recent correspondence on the proposed viability review for 5-7 Heath Road, it has come to my attention via our conflict checks that colleagues at [REDACTED] (the developer) and carried out a loan security valuation for [REDACTED] before also providing a letter on 15 February 2018 providing an opinion of value for the proposed commercial element of the property attached to the applicant viability report. In line with RICS Guidance (Conflicts of Interest, 1st edn) we must provide full disclosure and transparency between the parties, and obtain informed consent before proceeding.

[REDACTED]

From: [REDACTED]
Sent: 22 March 2018 13:39
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I have had the agent for the above chasing a response to their viability information. Please can you confirm if there is any update as yet?

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 16 March 2018 14:43
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I've inspected the site and am working on the file today at home so am aiming to confirm the review early next week.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 16 March 2018 2:29 PM
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Please can you confirm whether you have managed to assess the viability information regarding the above site as yet?

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer



Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 March 2018 11:06
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Many thanks, [REDACTED] – we will get on with the review and inspect the site.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 07 March 2018 10:43 AM
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. Please see the email chain below confirming that the Council and the agent acting on behalf of the applicant are happy to proceed with the viability review. If you require any further information please do not hesitate to contact me.

Kind regards,

[REDACTED]
Senior Planning Officer



Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 March 2018 10:36

[REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

We are happy for [REDACTED] to proceed. We would appreciate if they could aim to issue the review as soon as possible.
Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]

Date: Wednesday, 7 March 2018 at 10:01

To: [REDACTED]

Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

With regards to the viability information submitted, please see the email below from [REDACTED]. I have discussed the matter this morning with my line manager and we are satisfied that Savills can still proceed with the assessment of the viability information however I thought it would be in our best interest to forward this email to you to ensure that you are happy with this given the circumstances.

As soon as I hear back from you I will contact [REDACTED] to let him know whether you wish to proceed.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

Sent: 06 March 2018 17:54

[REDACTED]

Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to our recent correspondence on the proposed viability review for 5-7 Heath Road, it has come to my attention via our conflict checks that colleagues at [REDACTED] (the developer) and carried out a loan security valuation for Amicus Property Finance, before also providing a letter on 15

[REDACTED]

From: [REDACTED]
Sent: 22 March 2018 13:43
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. I have chased a response again today. Would you be willing to agree a further extension of time of one week in the hope that we will have a response by then and me to write my report?

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 22 March 2018 12:35
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

Further to my email messages, please could you provide us with an update today? It is now four and half weeks since we submitted our viability assessment.

I'm assuming that as I've not received an update, and as our extension of time deadline is today, that we will need to agree a further extension of time? Please let me know.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 20 March 2018 at 14:11
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your update last week. Has there been any update from Savills?

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Friday, 16 March 2018 at 14:47
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

It has been confirmed to me that [REDACTED] has inspected the site and is aiming to confirm the review early next week.

Kind regards,

[REDACTED]
[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 16 March 2018 14:25
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

[REDACTED]

Further to my message on Tuesday, please could you provide me with an update? As per my note below, I'm conscious that it is now less than a week until the 22 March, and we have yet to receive anything from Savills.

I look forward to hearing from you.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 13 March 2018 at 17:04
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Hope you are well.

Please could you provide an update on Savills assessment work? Understandably, we're keen to progress and conclude the application with the Council, and hope that it can all be tied up in the next couple of days.

I look forward to hearing from you.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Thursday, 8 March 2018 at 14:39
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for confirming. I have instructed Savills to continue with the assessment. The current extension of time expires today however are you happy to agree a further extension of two weeks (until 22 March) to allow for the assessment to take place and for me to write my report?

I look forward to hearing from you.

Kind regards,

[REDACTED]
[REDACTED]
Senior Planning Officer

[REDACTED]

From: [REDACTED]
Sent: 29 March 2018 14:43
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email and apologies for not responding sooner. I am yet to receive the formal response from [REDACTED] of Savills however his email sent earlier this week with regard to the viability information is as follows:

The formal review has yet to be typed out, but I have considered Dr Birt's viability assessment and whilst I disagree with his methodology I am concluding that the uplift to the whole scheme compared to the previously consented scheme is around £28,000 and at least this amount would be required as an incentive to make the altered consent worthwhile.

I personally consider that the consented retail unit would attract very little demand in this principally residential street and the residential unit would sit better with the existing and proposed residential units.

I will conclude therefore that it would be unviable to require an affordable quota for this revised scheme.

From a Local Plan Policy perspective, Policy SP2.5 states:

The Council will require a minimum provision of affordable housing to be provided either:

- a. Preferably as a minimum level of 30% affordable housing on the same site as the proposed development or, if 30% on site provision is not viable;*
- b. If the site is in the Croydon Opportunity Area or a District Centre, as a minimum level of 15% affordable housing on the same site as the proposed development plus the simultaneous delivery of the equivalent of 15% affordable housing on a donor site with a prior planning permission in addition to that site's own requirement. If the site is in the Croydon Opportunity Area, the donor site must be located within either the Croydon Opportunity Area or one of the neighbouring Places of Addiscombe, Broad Green & Selhurst, South Croydon or Waddon. If the site is in a District Centre, the donor site must be located within the same Place as the District Centre; or*
- c. As a minimum level of 15% affordable housing on the same site as the proposed development, plus a Review Mechanism entered into for the remaining affordable housing (up to the equivalent of 50% overall provision through a commuted sum based on a review of actual sales values and build costs of completed units) provided 30% on-site provision is not viable, construction costs are not in the upper quartile and, in the case of developments in the Croydon Opportunity Area or District Centres, there is no suitable donor site.*

As no affordable housing is being proposed, the proposal would be contrary to the requirements of Policy SP2.5 – Policy 2.5 has been recently adopted therefore whilst it is considered unviable to provide affordable housing from this scheme, I will need to discuss the proposal with my colleague in the Policy Team to ensure that any decision the Council issue is policy compliant.

I hope to formally confirm the policy position for you next week.

Kind regards,

[REDACTED]
Senior Planning Officer

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 29 March 2018 12:46
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]
Further to [REDACTED] email yesterday, I'd appreciate an update today please.
I look forward to hearing from you.
Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

On 27 Mar 2018, at 13:30, [REDACTED] [portaplanning.com](mailto:[REDACTED]@portaplanning.com)> wrote:

Hi [REDACTED]

Thank you for the prompt response and feedback, which is really appreciated. There is indeed some comfort knowing that some initial feedback has been provided. Hopefully [REDACTED] can report this to us tomorrow so that matters can progress.

Many thanks,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 27 March 2018 at 13:28
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Hi [REDACTED]

[REDACTED] is on leave today, we have received some initial feedback from Savills although not the final report. We need to discuss this – I understand that your client is likely to be anxious I hope that as we have had something from Savills this provides some comfort, moving forward, [REDACTED] will respond this week with an update following our discussion.

Thanks,

[REDACTED]

From: [REDACTED]
Sent: 27 March 2018 13:23
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

Further to my email yesterday, please could you provide an update on Savills assessment of the viability information? The last update from Savills was that we would have the review early last week. I'm sure you'll understand that the Applicant is anxious that there has been little progress since Savills were instructed over a month ago now.

I've tried to contact you on your direct number using the extension, but the number keeps cutting out.

I'd appreciate if you could please respond to me today.

Many thanks.
Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Date: Monday, 26 March 2018 at 14:10
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Hope you had a good weekend. Have Savills provided their response on the viability assessment yet?

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Date: Thursday, 22 March 2018 at 13:43
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. I have chased a response again today. Would you be willing to agree a further extension of time of one week in the hope that we will have a response by then and me to write my report?

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 22 March 2018 12:35
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

Further to my email messages, please could you provide us with an update today? It is now four and half weeks since we submitted our viability assessment.

I'm assuming that as I've not received an update, and as our extension of time deadline is today, that we will need to agree a further extension of time? Please let me know.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 20 March 2018 at 14:11
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your update last week. Has there been any update from Savills?

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Friday, 16 March 2018 at 14:47
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

It has been confirmed to me that [REDACTED] has inspected the site and is aiming to confirm the review early next week.

Kind regards,

[REDACTED]
[REDACTED]
Senior Planning Officer

<image002.png>

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 16 March 2018 14:25
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

[REDACTED]

Further to my message on Tuesday, please could you provide me with an update? As per my note below, I'm conscious that it is now less than a week until the 22 March, and we have yet to receive anything from Savills.

I look forward to hearing from you.

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Date: Tuesday, 13 March 2018 at 17:04
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Hope you are well.

Please could you provide an update on Savills assessment work? Understandably, we're keen to progress and conclude the application with the Council, and hope that it can all be tied up in the next couple of days.

I look forward to hearing from you.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Date: Thursday, 8 March 2018 at 14:39
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for confirming. I have instructed Savills to continue with the assessment. The current extension of time expires today however are you happy to agree a further extension of two weeks (until 22 March) to allow for the assessment to take place and for me to write my report?

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

<image003.png>

████████████████████

Many thanks and kind regards,

[REDACTED]

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www.croydon.gov.uk for Croydon

Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 03 April 2018 19:08
To: [REDACTED]

[REDACTED]

[illegible]

[REDACTED]

From: [REDACTED]
Sent: 06 April 2018 14:31
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I have now spoken to the Policy team and my line manager and we are now in a position to recommend approval. I will be writing my report next week making this recommendation and wondered whether you are happy to agree an extension of time until Friday next week (13 April) to allow for my report to be written.

I hope this will be acceptable to you and I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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www.croydon.gov.uk | for Croydon

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 06 April 2018 09:41
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

Further to my email below, I received the formal report from Savills on Wednesday this week, therefore I trust that the Council has all that it now requires to determine the application.

The report clearly concludes that no affordable housing quota should be payable. Policy SP2.4 states that the Council will negotiate to achieve up to 50% affordable housing, subject to viability. We have followed due-process and worked with the Council to go through the viability process. We believe that the matter is straightforward and that a decision can now be reached.

I would appreciate if you could provide me with an update on the application today.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 3 April 2018 at 15:13
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for the update.

I would be grateful if you could review with your Policy Team as soon as possible this week.

Given the small-scale nature of the application for a single unit as a change of use, in our view, as confirmed by Savills, it is unviable to require an affordable housing payment from this application, therefore, the application should be granted without delay.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Thursday, 29 March 2018 at 14:43
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email and apologies for not responding sooner. I am yet to receive the formal response from [REDACTED] of Savills however his email sent earlier this week with regard to the viability information is as follows:

The formal review has yet to be typed out, but I have considered Dr Birt's viability assessment and whilst I disagree with his methodology I am concluding that the uplift to the whole scheme compared to the previously consented scheme is around £28,000 and at least this amount would be required as an incentive to make the altered consent worthwhile.

I personally consider that the consented retail unit would attract very little demand in this principally residential street and the residential unit would sit better with the existing and proposed residential units.

I will conclude therefore that it would be unviable to require an affordable quota for this revised scheme.

From a Local Plan Policy perspective, Policy SP2.5 states:

The Council will require a minimum provision of affordable housing to be provided either:

- a. Preferably as a minimum level of 30% affordable housing on the same site as the proposed development or, if 30% on site provision is not viable;*
- b. If the site is in the Croydon Opportunity Area or a District Centre, as a minimum level of 15% affordable housing on the same site as the proposed development plus the simultaneous delivery of the equivalent of 15% affordable housing on a donor site with a prior planning permission in addition to that site's own requirement. If the site is in the Croydon Opportunity Area, the donor site must be located within either the Croydon Opportunity Area or one of the neighbouring Places of Addiscombe, Broad Green & Selhurst, South Croydon or Waddon. If the site is in a District Centre, the donor site must be located within the same Place as the District Centre; or*
- c. As a minimum level of 15% affordable housing on the same site as the proposed development, plus a Review Mechanism entered into for the remaining affordable housing (up to the equivalent of 50% overall provision through a commuted sum based on a review of actual sales values and build costs of completed units) provided 30% on-site provision is not viable, construction costs are not in the upper quartile and, in the case of developments in the Croydon Opportunity Area or District Centres, there is no suitable donor site.*

As no affordable housing is being proposed, the proposal would be contrary to the requirements of Policy SP2.5 – Policy 2.5 has been recently adopted therefore whilst it is considered unviable to provide affordable housing from this scheme, I will need to discuss the proposal with my colleague in the Policy Team to ensure that any decision the Council issue is policy compliant.

I hope to formally confirm the policy position for you next week.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]

Sent: 29 March 2018 12:46

To: [REDACTED]

Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to Matt's email yesterday, I'd appreciate an update today please.

I look forward to hearing from you.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

On 27 Mar 2018, at 13:30, [REDACTED]

Hi [REDACTED]

Thank you for the prompt response and feedback, which is really appreciated. There is indeed some comfort knowing that some initial feedback has been provided. Hopefully [REDACTED] can report this to us tomorrow so that matters can progress.

Many thanks,

[REDACTED]

[REDACTED]

From: [REDACTED]
Date: Tuesday, 27 March 2018 at 13:28
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Hi [REDACTED]

[REDACTED] is on leave today, we have received some initial feedback from Savills although not the final report. We need to discuss this – I understand that your client is likely to be anxious I hope that as we have had something from Savills this provides some comfort, moving forward, Wayne will respond this week with an update following our discussion.

Thanks,

[REDACTED]

From: [REDACTED]
Sent: 27 March 2018 13:23
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

Further to my email yesterday, please could you provide an update on Savills assessment of the viability information? The last update from Savills was that we would have the review early last week. I'm sure you'll understand that the Applicant is anxious that there has been little progress since Savills were instructed over a month ago now.

I've tried to contact you on your direct number using the extension, but the number keeps cutting out.

I'd appreciate if you could please respond to me today.

Many thanks.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Monday, 26 March 2018 at 14:10
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Hope you had a good weekend. Have Savills provided their response on the viability assessment yet?

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Thursday, 22 March 2018 at 13:43
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. I have chased a response again today. Would you be willing to agree a further extension of time of one week in the hope that we will have a response by then and me to write my report?

I look forward to hearing from you.

Kind regards,

[REDACTED]
[REDACTED]
Senior Planning Officer

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 22 March 2018 12:35
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

Further to my email messages, please could you provide us with an update today? It is now four and half weeks since we submitted our viability assessment.

I'm assuming that as I've not received an update, and as our extension of time deadline is today, that we will need to agree a further extension of time? Please let me know.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 20 March 2018 at 14:11
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your update last week. Has there been any update from Savills?

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Friday, 16 March 2018 at 14:47

To: [REDACTED]

Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

It has been confirmed to me that [REDACTED] has inspected the site and is aiming to confirm the review early next week.

Kind regards,

[REDACTED]
Senior Planning Officer

<image002.png>

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]

Sent: 16 March 2018 14:25

To: [REDACTED]

Subject: Re: 17/05977/FUL - 5-7 Heath Road

[REDACTED]

Further to my message on Tuesday, please could you provide me with an update? As per my note below, I'm conscious that it is now less than a week until the 22 March, and we have yet to receive anything from Savills.

I look forward to hearing from you.

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]

Date: Tuesday, 13 March 2018 at 17:04

To: [REDACTED]

Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Hope you are well.

Please could you provide an update on Savills assessment work? Understandably, we're keen to progress and conclude the application with the Council, and hope that it can all be tied up in the next couple of days.

I look forward to hearing from you.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Thursday, 8 March 2018 at 14:39
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for confirming. I have instructed Savills to continue with the assessment. The current extension of time expires today however are you happy to agree a further extension of two weeks (until 22 March) to allow for the assessment to take place and for me to write my report?

I look forward to hearing from you.

Kind regards,

[REDACTED]
[REDACTED]
Senior Planning Officer

<image003.png>

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 March 2018 10:36
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

We are happy for Savills to proceed. We would appreciate if they could aim to issue the review as soon as possible.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 17 April 2018 16:53
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Unfortunately the North Area Team Leader has been in meetings for most of the day and I have been unable to have discussions with her regarding the above application. I will do my very best to discuss this tomorrow morning and then confirm the position to you. Just so that you are aware, the issue is with regards to affordable housing.

On a separate note, application 18/00866/CONR has been signed off as approved by my senior officer today.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 16 April 2018 17:24
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for the update. I look forward to receiving your response tomorrow.

I do hope that it is a concern that can be addressed or resolved, particularly as the Applicant agreed to proceed with the viability assessment work as part of this application, on the basis that the application was considered to be acceptable.

Perhaps we could discuss matters tomorrow following your meeting?

Many thanks.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]

Date: Monday, 16 April 2018 at 17:10

To: [REDACTED]
[REDACTED]

Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. Following the meeting this afternoon a concern has been raised and I will need to discuss the application further with the North Area Team Leader tomorrow. I will aim to get back to you with a full response by close of play tomorrow following these discussions.

Kind regards,

[REDACTED]
[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]

Sent: 16 April 2018 13:41

To: [REDACTED]
[REDACTED]

Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I spoke to your colleague [REDACTED] just now and understand that you are attending a meeting this afternoon in respect of application 17/05977/FUL. I would appreciate if you could provide me with an update after your meeting – I'm in my office all day today, so happy to speak on the telephone to discuss anything.

Many thanks.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Monday, 16 April 2018 at 09:15
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to our exchange of emails, I would be grateful if you could please provide me with an update in respect of both 17/05977/FULL and 18/00866/CONR.

In respect of 17/05977/FUL, we agreed an extension of time until Friday 13 April last week, however the application is still shown as awaiting decision on the Council's website.

I look forward to an update, just as soon as possible.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Friday, 6 April 2018 at 14:30
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I have now spoken to the Policy team and my line manager and we are now in a position to recommend approval. I will be writing my report next week making this recommendation and wondered whether you are happy to agree an extension of time until Friday next week (13 April) to allow for my report to be written.

I hope this will be acceptable to you and I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 06 April 2018 09:41
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

Further to my email below, I received the formal report from Savills on Wednesday this week, therefore I trust that the Council has all that it now requires to determine the application.

The report clearly concludes that no affordable housing quota should be payable. Policy SP2.4 states that the Council will negotiate to achieve up to 50% affordable housing, subject to viability. We have followed due-process and worked with the Council to go through the viability process. We believe that the matter is straightforward and that a decision can now be reached.

I would appreciate if you could provide me with an update on the application today.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 3 April 2018 at 15:13
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for the update.

I would be grateful if you could review with your Policy Team as soon as possible this week.

Given the small-scale nature of the application for a single unit as a change of use, in our view, as confirmed by Savills, it is unviable to require an affordable housing payment from this application, therefore, the application should be granted without delay.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 07 February 2018 14:48
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Will do, thanks [REDACTED]

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 February 2018 14:46
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Yeah – I'd send it directly to him and then I'd phone him and say that you can go to 2 others if they insist but the Council has found Adams Integra to be reasonable and act swiftly in the past (and it's hard to find someone who acts fast)– does he want to review the quote and then let us know if we need to get two others?

[REDACTED]

From: [REDACTED]
Sent: 07 February 2018 14:42
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Hi [REDACTED]

I have received [REDACTED] quote for the above. Shall I send it directly to the agent?

Thanks

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 February 2018 14:40
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Dear [REDACTED]

Please find attached our fee proposal for the above scheme.

Please let me know if you have any queries.

Best regards.

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 05 February 2018 16:14
To: [REDACTED]
Subject: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Hello [REDACTED]

I wonder if you can help me. I am currently dealing with a planning application for a new dwelling at the above site. The applicant recently applied for 9 residential units with retail unit below which was granted permission. They have now submitted an application to use the retail unit as a dwelling (bringing the overall total residential on site to 10 units). Please could you provide a quote for an appraisal on their viability information so that I can inform the applicant of the costs involved.

Thanks very much and I look forward to hearing from you.

Kind regards,

[REDACTED]
[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 07 February 2018 15:28
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

I know! Thanks a lot mate, I'll ask around.

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 February 2018 15:27
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

That's a pain! [REDACTED] has done most of mine and I want to avoid BNPP as they're so slow – maybe speak to a few others and ask for contacts – I know [REDACTED] was impressed with one he received last week but it was expensive.

From: [REDACTED]
Sent: 07 February 2018 15:22
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Hi [REDACTED]

The agent is adamant that we provide 2 more quotes. Do you have details of any other companies that we could use?

Thanks mate

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA

Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 February 2018 14:46
To: [REDACTED]
[REDACTED]

Yeah – I'd send it directly to him and then I'd phone him and say that you can go to 2 others if they insist but the Council has found Adams Integra to be reasonable and act swiftly in the past (and it's hard to find someone who acts fast)– does he want to review the quote and then let us know if we need to get two others?

[REDACTED]

From: [REDACTED]
Sent: 07 February 2018 14:42
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

H [REDACTED]

I have received [REDACTED] quote for the above. Shall I send it directly to the agent?

Thanks

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 February 2018 14:40
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Dear [REDACTED]

Please find attached our fee proposal for the above scheme.

Please let me know if you have any queries.

Best regards.

[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 27 February 2018 11:33
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Hi [REDACTED]

I'm sorry for not getting back to you. The applicant asked for two other quotes from independent viability consultants and chose to have the information assessed by a different company. Apologies for not keeping you updated.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 27 February 2018 11:23
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Dear [REDACTED]

Could you let me know what is happening with this please?

Thanks

[REDACTED]

From: [REDACTED]
Sent: 07 February 2018 14:40
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Dear [REDACTED]

Please find attached our fee proposal for the above scheme.

Please let me know if you have any queries.

[REDACTED]

From: [REDACTED]
Sent: 04 December 2017 11:50
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Thanks very much [REDACTED]

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 04 December 2017 11:44
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Hi [REDACTED]

I have done this one.

Thanks

[REDACTED]
Technical Support Officer

Planning and Strategic Transport
Place Department
6th Floor, Zone B
Bernard Weatherhill House
8 Mint Walk
Croydon
CR0 1EA
Tel: 020 8726 6800 [REDACTED]

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From: [REDACTED]
Sent: 04 December 2017 11:30
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Could you do this one to please

From: [REDACTED]
Sent: 04 December 2017 11:21
To: [REDACTED]
Subject: 17/05977/FUL - 5-7 Heath Road

Hi [REDACTED]

I have checked this in uniform and the whole of the red edged application site has not been digitised. Is it possible for this to be amended?

Thanks

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 27 April 2018 14:52
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. I will do my best to get the decision out for you at some point next week. So that we have a target to work towards, are you happy to agree an extension of time until the end of next week?

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 27 April 2018 11:57
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

I have reviewed the Council's response with the Applicant Company and our viability consultant; and on behalf of the Applicant Company, I would kindly request that the Council now please determine the application. I would be grateful if you could confirm when the decision is likely to be issued?

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Thursday, 19 April 2018 at 19:19
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Hi [REDACTED]

Further to our call today – please see the information below;

The Council considers that the scheme is not in accordance with Policy SP2.5 of the Croydon Local Plan 2018 in respect of not providing at least the minimum affordable housing provision of 15%.

We discussed the options available to you, which are summarised as follows;

1. The scheme offers a 15% provision which by unit – is 2 units. This should be delivered in a 60:40 tenure split so therefore 1 Affordable Rent 1 Shared Ownership unit. If evidence (from 3 RPs) is provided that Registered Providers are not interested in such an affordable provision, it is possible via the plan to provide an offsite contribution – the contribution would be based on the approach set out in this document - <https://www.croydon.gov.uk/sites/default/files/articles/downloads/s106-guidance.pdf>
2. We ask Savills to review the scheme without consideration of the nine unit scheme as the Council considers this provides a false view of the viability of the scheme. An agreement is reached for the affordable housing provision which is going to be at least 15% affordable.
3. The scheme is refused for the inadequacy of the affordable housing provision.

In relation to both options 1+2 the Council will seek review mechanism in accordance with the policy – apologies I should have made this clear in our telephone call.

Please do discuss this with Wayne once you have spoken to your client.

[REDACTED]

From: [REDACTED]
Sent: 19 April 2018 12:44
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Hi [REDACTED]

Thank you for your message. I'm travelling for the next 30/45mins but will aim to try and give you a call around 130pm today.
Many thanks,

[REDACTED]

[REDACTED]

On 19 Apr 2018, at 11:23, [REDACTED] wrote:

Hi [REDACTED]

[REDACTED] works from home on Thursday and unfortunately doesn't have access to a phone – I think it would be helpful to discuss, I've tried your office but they said you're out this morning – happy to discuss this afternoon.

[REDACTED]

Tel: 020 8726 6000 [REDACTED]

From: [REDACTED]

Sent: 19 April 2018 09:45

To: [REDACTED]
[REDACTED]

Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to your email on Tuesday afternoon, I would be grateful if you could please confirm the authorities position in respect of this application? As previously advised, we are more than happy to assist the Council resolve or address any issues with the application. Our affordable housing and viability consultant is also available to assist, if that would be helpful. Please let me know.

Look forward to hearing.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]

Date: Tuesday, 17 April 2018 at 16:52

To: [REDACTED]
[REDACTED]

Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Unfortunately the North Area Team Leader has been in meetings for most of the day and I have been unable to have discussions with her regarding the above application. I will do my very best to discuss this tomorrow morning and then confirm the position to you. Just so that you are aware, the issue is with regards to affordable housing.

On a separate note, application 18/00866/CONR has been signed off as approved by my senior officer today.

Kind regards,

[REDACTED]
Senior Planning Officer

<image001.png>

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 16 April 2018 17:24
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]
Thank you for the update. I look forward to receiving your response tomorrow.
I do hope that it is a concern that can be addressed or resolved, particularly as the Applicant agreed to proceed with the viability assessment work as part of this application, on the basis that the application was considered to be acceptable.
Perhaps we could discuss matters tomorrow following your meeting?
Many thanks.
Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Monday, 16 April 2018 at 17:10
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dea [REDACTED]

Thank you for your email. Following the meeting this afternoon a concern has been raised and I will need to discuss the application further with the North Area Team Leader tomorrow. I will aim to get back to you with a full response by close of play tomorrow following these discussions.

Kind regards,

[REDACTED]
Senior Planning Officer

<image002.png>

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 16 April 2018 13:41
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I spoke to your colleague [REDACTED] just now and understand that you are attending a meeting this afternoon in respect of application 17/05977/FUL. I would appreciate if you could provide me with an update after your meeting – I'm in my office all day today, so happy to speak on the telephone to discuss anything.

Many thanks.
Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Monday, 16 April 2018 at 09:15
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to our exchange of emails, I would be grateful if you could please provide me with an update in respect of both 17/05977/FUL and 18/00866/CONR.

In respect of 17/05977/FUL, we agreed an extension of time until Friday 13 April last week, however the application is still shown as awaiting decision on the Council's website.

I look forward to an update, just as soon as possible.

Kind regards,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Friday, 6 April 2018 at 14:30
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

I have now spoken to the Policy team and my line manager and we are now in a position to recommend approval. I will be writing my report next week making this recommendation and wondered whether you are happy to agree an extension of time until Friday next week (13 April) to allow for my report to be written.

I hope this will be acceptable to you and I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

<image003.png>

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 06 April 2018 09:41
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

Further to my email below, I received the formal report from Savills on Wednesday this week, therefore I trust that the Council has all that it now requires to determine the application.

The report clearly concludes that no affordable housing quota should be payable. Policy SP2.4 states that the Council will negotiate to achieve up to 50% affordable housing, subject to viability. We have followed due-process and worked with the Council to go through the viability process. We believe that the matter is straightforward and that a decision can now be reached.

I would appreciate if you could provide me with an update on the application today.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 3 April 2018 at 15:13
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for the update.

I would be grateful if you could review with your Policy Team as soon as possible this week.

Given the small-scale nature of the application for a single unit as a change of use, in our view, as confirmed by Savills, it is unviable to require an affordable housing payment from this application, therefore, the application should be granted without delay.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Thursday, 29 March 2018 at 14:43
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email and apologies for not responding sooner. I am yet to receive the formal response from [REDACTED] of Savills however his email sent earlier this week with regard to the viability information is as follows:

The formal review has yet to be typed out, but I have considered Dr Birt's viability assessment and whilst I disagree with his methodology I am concluding that the uplift to the whole scheme compared to the previously consented scheme is around

£28,000 and at least this amount would be required as an incentive to make the altered consent worthwhile.

I personally consider that the consented retail unit would attract very little demand in this principally residential street and the residential unit would sit better with the existing and proposed residential units.

I will conclude therefore that it would be unviable to require an affordable quota for this revised scheme.

From a Local Plan Policy perspective, Policy SP2.5 states:

The Council will require a minimum provision of affordable housing to be provided either:

a. Preferably as a minimum level of 30% affordable housing on the same site as the proposed development or, if 30% on site provision is not viable;

b. If the site is in the Croydon Opportunity Area or a District Centre, as a minimum level of 15% affordable housing on the same site as the proposed development plus the simultaneous delivery of the equivalent of 15% affordable housing on a donor site with a prior planning permission in addition to that site's own requirement. If the site is in the Croydon Opportunity Area, the donor site must be located within either the Croydon Opportunity Area or one of the neighbouring Places of Addiscombe, Broad Green & Selhurst, South Croydon or Waddon. If the site is in a District Centre, the donor site must be located within the same Place as the District Centre; or

c. As a minimum level of 15% affordable housing on the same site as the proposed development, plus a Review Mechanism entered into for the remaining affordable housing (up to the equivalent of 50% overall provision through a commuted sum based on a review of actual sales values and build costs of completed units) provided 30% on-site provision is not viable, construction costs are not in the upper quartile and, in the case of developments in the Croydon Opportunity Area or District Centres, there is no suitable donor site.

As no affordable housing is being proposed, the proposal would be contrary to the requirements of Policy SP2.5 – Policy 2.5 has been recently adopted therefore whilst it is considered unviable to provide affordable housing from this scheme, I will need to discuss the proposal with my colleague in the Policy Team to ensure that any decision the Council issue is policy compliant.

I hope to formally confirm the policy position for you next week.

Kind regards,

[Redacted Signature]

Senior Planning Officer

<image004.png>

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [Redacted]

[Redacted]

From: [Redacted]

Sent: 29 March 2018 12:46

To: [Redacted]

[REDACTED]

Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to [REDACTED] email yesterday, I'd appreciate an update today please.

I look forward to hearing from you.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

On 27 Mar 2018, at 13:30, [REDACTED]

Hi [REDACTED]

Thank you for the prompt response and feedback, which is really appreciated. There is indeed some comfort knowing that some initial feedback has been provided. Hopefully [REDACTED] can report this to us tomorrow so that matters can progress.

Many thanks,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: [REDACTED]

Date: Tuesday, 27 March 2018 at 13:28

To: [REDACTED]
[REDACTED]

Subject: RE: 17/05977/FUL - 5-7 Heath Road

Hi [REDACTED]

[REDACTED] is on leave today, we have received some initial feedback from Savills although not the final report. We need to discuss this – I understand that your client is likely to be anxious I hope that as we have had something from Savills this provides some comfort, moving forward, Wayne will respond this week with an update following our discussion.

Thanks,

[REDACTED]

From: [REDACTED]
Sent: 27 March 2018 13:23
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

Further to my email yesterday, please could you provide an update on Savills assessment of the viability information? The last update from Savills was that we would have the review early last week. I'm sure you'll understand that the Applicant is anxious that there has been little progress since Savills were instructed over a month ago now.

I've tried to contact you on your direct number using the extension, but the number keeps cutting out.

I'd appreciate if you could please respond to me today.

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Monday, 26 March 2018 at 14:10
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Hope you had a good weekend. Have Savills provided their response on the viability assessment yet?

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Thursday, 22 March 2018 at 13:43
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your email. I have chased a response again today. Would you be willing to agree a further extension of time of one week in the hope that we will have a response by then and me to write my report?

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

<image005.png>

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 22 March 2018 12:35
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road
Importance: High

Dear [REDACTED]

Further to my email messages, please could you provide us with an update today? It is now four and half weeks since we submitted our viability assessment.

I'm assuming that as I've not received an update, and as our extension of time deadline is today, that we will need to agree a further extension of time? Please let me know.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Tuesday, 20 March 2018 at 14:11
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for your update last week. Has there been any update from Savills?

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Date: Friday, 16 March 2018 at 14:47
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

It has been confirmed to me that [REDACTED] has inspected the site and is aiming to confirm the review early next week.

Kind regards,

[REDACTED]
Senior Planning Officer

<image002.png>

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 16 March 2018 14:25
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

[REDACTED]

Further to my message on Tuesday, please could you provide me with an update?
As per my note below, I'm conscious that it is now less than a week until the 22 March, and we have yet to receive anything from Savills.

I look forward to hearing from you.

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Date: Tuesday, 13 March 2018 at 17:04
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Hope you are well.

Please could you provide an update on Savills assessment work? Understandably, we're keen to progress and conclude the application with the Council, and hope that it can all be tied up in the next couple of days.

I look forward to hearing from you.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Thursday, 8 March 2018 at 14:39
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Thank you for confirming. I have instructed Savills to continue with the assessment. The current extension of time expires today however are you happy to agree a further extension of two weeks (until 22 March) to allow for the assessment to take place and for me to write my report?

I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer

<image003.png>

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 07 March 2018 10:36
To: [REDACTED]
Subject: Re: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]
We are happy for Savills to proceed. We would appreciate if they could aim to issue the review as soon as possible.
Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: [REDACTED]
Date: Wednesday, 7 March 2018 at 10:01
To: [REDACTED]
Subject: FW: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

With regards to the viability information submitted, please see the email below from [REDACTED] at Savills. I have discussed the matter this morning with my line manager and we are satisfied that Savills can still proceed with the assessment of the viability information however I thought it would be in our best interest to forward this email to you to ensure that you are happy with this given the circumstances.

As soon as I hear back from you I will contact [REDACTED] to let him know whether you wish to proceed.

Kind regards,

[REDACTED]
Senior Planning Officer

<image004.png>

Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 06 March 2018 17:54
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road

Dear [REDACTED]

Further to our recent correspondence on the proposed viability review for 5-7 Heath Road, it has come to my attention via our conflict checks that colleagues at [REDACTED] (the developer) and [REDACTED] carried out a loan security valuation for [REDACTED] before also providing a letter on 15 February 2018 providing an opinion of value for the proposed commercial element of the property attached to the applicant viability report. In line with RICS Guidance (Conflicts of Interest, 1st edn) we must provide full disclosure and transparency between the parties, and obtain informed consent before proceeding.

Those who carried out the previous instructions are based in a separate office and, should you wish for me to proceed, I will of course carry out a fresh, independent analysis of all matters. I am of the opinion that there is no real conflict here, the review of the viability assessment being a completely different exercise to the previous instructions. Please do feel free to contact me should you have any queries, and I look forward to receiving confirmation as to whether you would like me to proceed.

With the adverse weather conditions last week I was unable to visit the site then (snow covered property doesn't provide a suitable inspection) so our review is a little delayed but I could inspect the site tomorrow.

Kind regards

[REDACTED]

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Council services, online, 24/7 www.croydon.gov.uk/myaccount Download our new free My Croydon app for a faster, smarter and better way to report local issues www.croydon.gov.uk/app From 1 October 2015, it is a legal requirement for all privately rented properties in Croydon to be licensed. Landlords without a licence could face fines of up to £20,000. For more information and to apply for a licence visit www.croydon.gov.uk/betterplacetorent Please use this web site address to view the council's e-mail disclaimer - <http://www.croydon.gov.uk/email-disclaimer>

Council services, online, 24/7 www.croydon.gov.uk/myaccount Download our new free My Croydon app for a faster, smarter and better way to report local issues www.croydon.gov.uk/app From 1 October 2015, it is a legal requirement for all privately rented properties in Croydon to be licensed. Landlords without a licence could face fines of up to £20,000. For more information and to apply for a licence visit www.croydon.gov.uk/betterplacetorent Please use this web site address to view the council's e-mail disclaimer - <http://www.croydon.gov.uk/email-disclaimer>

Council services, online, 24/7 www.croydon.gov.uk/myaccount Download our new free My Croydon app for a faster, smarter and better way to report local issues www.croydon.gov.uk/app From 1 October 2015, it is a legal requirement for all privately rented properties in Croydon to be licensed. Landlords without a licence could face fines of up to £20,000. For more information and to apply for a licence visit www.croydon.gov.uk/betterplacetorent Please use this web site address to view the council's e-mail disclaimer - <http://www.croydon.gov.uk/email-disclaimer>

Council services, online, 24/7 www.croydon.gov.uk/myaccount Download our new free My Croydon app for a faster, smarter and better way to report local issues www.croydon.gov.uk/app From 1 October 2015, it is a legal requirement for all privately rented properties in Croydon to be licensed. Landlords without a licence could face fines of up to £20,000. For more information and to apply for a licence

[REDACTED]

From: [REDACTED]
Sent: 05 February 2018 16:18
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Thanks very much [REDACTED] I look forward to hearing from you soon.

Kind regards,

[REDACTED]
Senior Planning Officer

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Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 05 February 2018 16:16
To: [REDACTED]
Subject: RE: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Hi [REDACTED]

Thanks for your email

I will get back to you as soon as possible with our quote

Best regards

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 05 February 2018 16:14
To: [REDACTED]
Subject: 17/05977/FUL - 5-7 Heath Road, Thornton Heath

Hello [REDACTED]

I wonder if you can help me. I am currently dealing with a planning application for a new dwelling at the above site. The applicant recently applied for 9 residential units with retail unit below which was granted permission. They have now submitted an application to use the retail unit as a dwelling (bringing the overall total residential on site to 10 units). Please could you provide a quote for an appraisal on their viability information so that I can inform the applicant of the costs involved.

Thanks very much and I look forward to hearing from you.

Kind regards,

[REDACTED]
Senior Planning Officer



Place Department
6th floor, Zone B
Bernard Weatherill House
Croydon, CR0 1EA
Tel: 020 8726 6000 [REDACTED]
[REDACTED]

Council services, online, 24/7 www.croydon.gov.uk/myaccount Download our new free My Croydon app for a faster, smarter and better way to report local issues www.croydon.gov.uk/app From 1 October 2015, it is a legal requirement for all privately rented properties in Croydon to be licensed. Landlords without a licence could face fines of up to £20,000. For more information and to apply for a licence visit www.croydon.gov.uk/betterplacetorent Please use this web site address to view the council's e-mail disclaimer - <http://www.croydon.gov.uk/email-disclaimer>

Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Tel : 020 8726 6000

Email [REDACTED]

Website: www.croydon.gov.uk

Our ref: 18/00866/CONR

Date: 19 March 2018

Dear [REDACTED]

TOWN AND COUNTRY PLANNING ACT 1990

Ref: 18/00866/CONR

Site: 5-7 Heath Road, Thornton Heath, CR7 8NF

Proposal: Demolition of the existing buildings and the erection of a three storey building comprising of retail (A1) at ground floor and 4 two bedroom flats on upper floors and the erection of 1 two bedroom house and 4 three bedroom houses including the provision of a communal parking and landscaped amenity/play area. (without compliance with condition 1- built in accordance with approved plans- attached to planning permission 17/03198/CONR).

I write in response to your letter received on 16 March 2018 regarding the above development.

At the time of the previous planning application being considered by the Council (reference 17/03198/CONR), the department protocol for advertising an application was to display public site notices close to the development site. The protocol for advertising an application has since changed which means that the subsequent submission requires the Council to notify individual properties by letter which is the reason that you have now received the notification letter from the Council.

With regards to damage caused to your property during the construction works and the loss of parking to serve your property, these are civil matters which would need to be taken up directly with the construction company. However, with regards to the operational hours of the site and subsequent disturbance to neighbouring residents, this matter will be raised with the Environmental Health Team for further investigation.

I hope this clarifies the position for you.

Yours sincerely,

[REDACTED]

Senior Planning Officer