

[REDACTED]

From: [REDACTED]
Sent: 22 December 2016 11:53
To: REVENUECONTROL; [REDACTED]
Subject: RE: Aventier BACS

Hi [REDACTED]

The Codes are as Follows:-

£1000.00 - [REDACTED]
£200.00 - [REDACTED]

Application Number:- 16/06472/PRE - 4 Rectory Park, South Croydon

Thank You

[REDACTED]
Technical Support Officer

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

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www.croydon.gov.uk | for Croydon



Did you know that you can submit planning applications electronically and that you can view the progress of planning applications on our website?
Visit www.croydon.gov.uk/planningandregeneration and find out more!

From: REVENUECONTROL
Sent: 21 December 2016 16:56
To: [REDACTED]@croydon.gov.uk; [REDACTED]@croydon.gov.uk
Subject: Aventier BACS

Hi again,

We have a payment here from Aventier Landbank for £1200.00 and they have quoted Aventier 4 Rectory.

Is this for you ?

Kind regards,

[Redacted Signature]

Cash and Control Officer

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www.croydon.gov.uk for Croydon

Cash and Control
Finance and Assets
Resources Department
5th Floor, Zone A
Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

[Redacted Address Line]

Request for Pre-Application Planning Advice

Town and Country Planning Act 1990
Local Government Act 2003

Engagement Protocols

I have read the Council's Customer Advice Note 1 on pre-application advice and request the views of the local planning authority on the proposed development of the site detailed overleaf. I understand that no service can be provided until such time as pre application fees have been paid. A separate process operates in respect of the Council's Duty Planner Service – as referenced in the Council's Customer Advice Note 1.

With all pre-application engagement processes covered by this pre-application service request form, the Council will provide input from all relevant Council service areas (directed by the form and scale of the development) to be determined at the Council's absolute discretion.

The list of pre-application services is very much dictated by the scale, form and complexity of development (with different fees having been set for each service – Services A – H). Directed by the description of development and the nature of the pre application service request, applicants are required to select the appropriate level of service and provide the associated pre-application fee. The fee schedule is included as part of the Customer Advice Note 1 (Appendix A).

Please note that the Council will screen your request to ensure that the level of service you have requested is appropriate for the development proposed. We will not be able to commence pre-application engagement until we have agreed on the correct level of service applicable to the proposed development.

Freedom of Information Act 2000

Under this legislation, there is a presumption that Councils should disclose information (including pre-application information) to the public unless its disclosure would adversely affect the interests of the person who provided the information (Regulation 12(5) EI Regulations).

Do you wish the Council to treat pre-application information relating to the advice as confidential?

Yes

No ☒

If you have ticked yes, then you will need to set out overleaf the reasons why and for how long any information needs to remain confidential – which should refer to the Regulations and specifically Regulation 12(5)

Please be aware that if the Council subsequently receives a request to disclose pre-application information, it is under a duty to consider why the information cannot be disclosed at that time. If you have ticked yes, we will contact you to see whether circumstances have changed and whether you still require for pre-application information to remain confidential before we make a decision around disclosure. **The Council retains absolute discretion on the disclosure of any information it holds.**

1. Contact Details

APPLICANT: Aventier
NAME: _____
ADDRESS: 7 Mulberry Place, C/O Unit 7
ADDRESS: Pinnel Road
ADDRESS: London SE9 6AR
CONTACT NO: (0) 203 318 3831
EMAIL: [REDACTED]@aventier.com

AGENT: Aventier
NAME: _____
ADDRESS: _____
ADDRESS: _____
ADDRESS: _____
CONTACT NO: _____
EMAIL: _____

2. The Site

SITE ADDRESS: 4 Rectory Park-CR2 9JL- Croydon - BX14-S1

CURRENT USE: Residential

SITE AREA: 725 m²

3. The Proposal

PLEASE PROVIDE A DESCRIPTION OF YOUR PROPOSAL:

Demolishing of existing dwelling and replacing with single block of apartments which is containing 6 x 2 bedroom, apartments. Proposal is associated with access, parking spaces for 6 cars, integrated cycle storage and refuse store.

4. Service Requested

- | | | | |
|-------------------------------------|------------------|-----------------------------|--|
| <input type="checkbox"/> | Service Level A: | Correspondence | £200 (plus VAT) |
| <input type="checkbox"/> | Service Level B: | Meeting (small) | £600 (plus VAT) |
| <input checked="" type="checkbox"/> | Service Level C: | Meeting (medium) | £1,000 (plus VAT) |
| <input type="checkbox"/> | Service Level D: | Meeting (major) | £2,000 (plus VAT) |
| <input type="checkbox"/> | Service Level E: | Meeting (post-decision) | £500 (plus VAT) |
| <input type="checkbox"/> | Service Level F: | Meeting (trees/landscaping) | £200 (Plus VAT) |
| <input type="checkbox"/> | Service Level G: | Meeting (listed buildings) | £500 (plus VAT) |
| <input type="checkbox"/> | Service Level H: | Development Team | £3,000 (plus VAT) Inception/Planning Committee |
| | | | £2,000 (plus VAT) per meeting thereafter |
| <input type="checkbox"/> | Bespoke Service | Dedicated Officer | Negotiable rates |

5. Methods of Payment

By Cheque: Cheques to be made payable to Croydon Council.

By BACS: You will need the following details - Natwest Bank PLC
Sort Code: 57-10-70
A/C No: 01000624

Please make it clear when the payment is sent through via your bank that it relates to a pre-application submission and the address it relates to. Please email a copy of your banks receipt to development.management@croydon.gov.uk and 'cc' our revenue control team at: REVENUECONTROL@croydon.gov.uk once you know the payment has gone through. BACS takes three days to clear into our account.

By Telephone: You can make a telephone payment by debit or credit card (a credit card surcharge of 1.65% applies; please note American Express Cards cannot be accepted).
To make your telephone payment please call 0208 726 6800 and ask for the Planning Technical Support Team.

6. Confidentiality

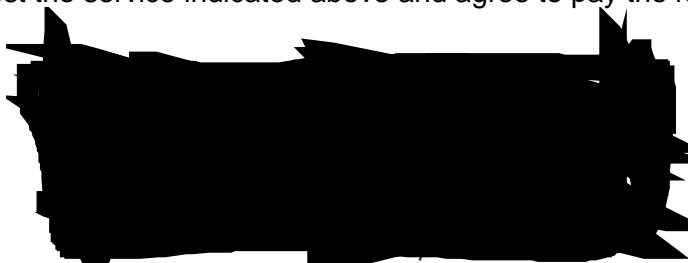
REASONS WHY INFORMATION NEEDS TO BE TREATED AS CONFIDENTIAL:

N/A

7. Declaration

I hereby request the service indicated above and agree to pay the fees for the service.

SIGNED:

A large black rectangular redaction box covering the signature area.

DATE: 20.12.16

Please send completed form and additional documents to:

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

OR email to: development.management@croydon.gov.uk



Making Property Sense

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

www.aventier.com
croydon@aventier.com

20 December 2016

Our Ref: BX-14-S1

4 Rectory Park, Croydon, CR2 9JL

We enclose our proposal for pre-application service level C for project from above.

For our proposed development at the above caption address. The outline of the scheme contains 6 flats with associated car parking for 6 vehicles plus a cycle storage and refuse store.

Units:

6 x 2-bedroom

Please find attached:

- (1) Cover letter,
- (2) Pre-application form,
- (3) Site location plans included on page BX14-S-1-101, Site Plan, as existing & proposed
- (4) Pre Planning Drawing Set:
 - BX14 - S-1 – 101 - Site plan, as existing & proposed,
 - BX14 - S-1 – 102 - Existing Plans & Elevations,
 - BX14 - S-1 – 103 - Ground Floor, as proposed,
 - BX14 - S-1 – 104 - Floor Plans, as proposed,
 - BX14 - S-1 – 105 - Elevations 1/2, as proposed,
 - BX14 - S-1 – 106 - Elevations 2/2, as proposed,
- (5) Detailed Design Review,
- (6) Proof of BACS payment.

Transfer of funds for this application has been made via BACS, today, 20 December 2016, and I am attaching proof of payment. If you require further information, or if there is anything you wish to discuss please do not hesitate to contact me on 0203 318 3831.

Sincerely,

Head of Planning

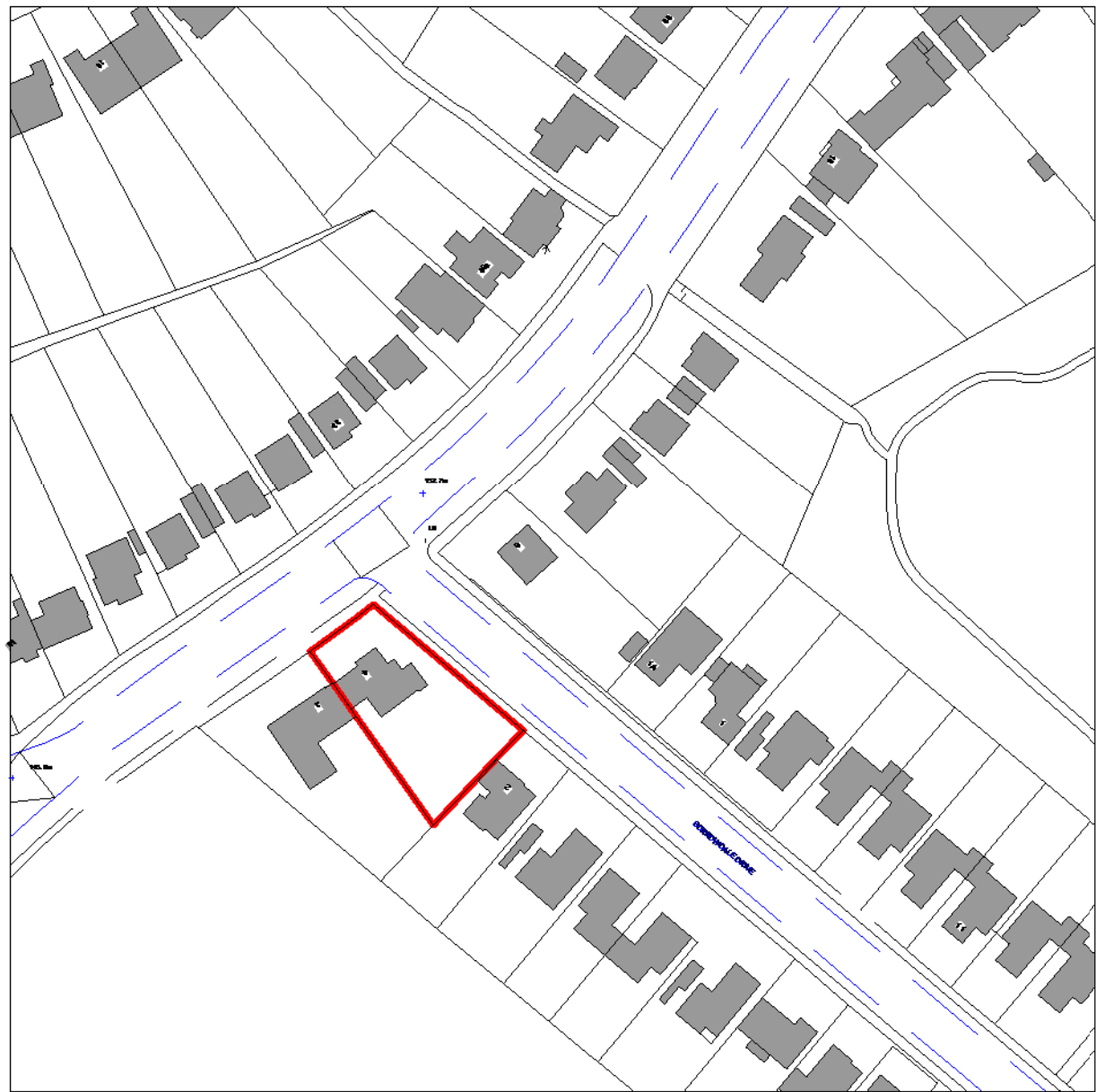
 [@aventier.com](mailto: [redacted]@aventier.com)



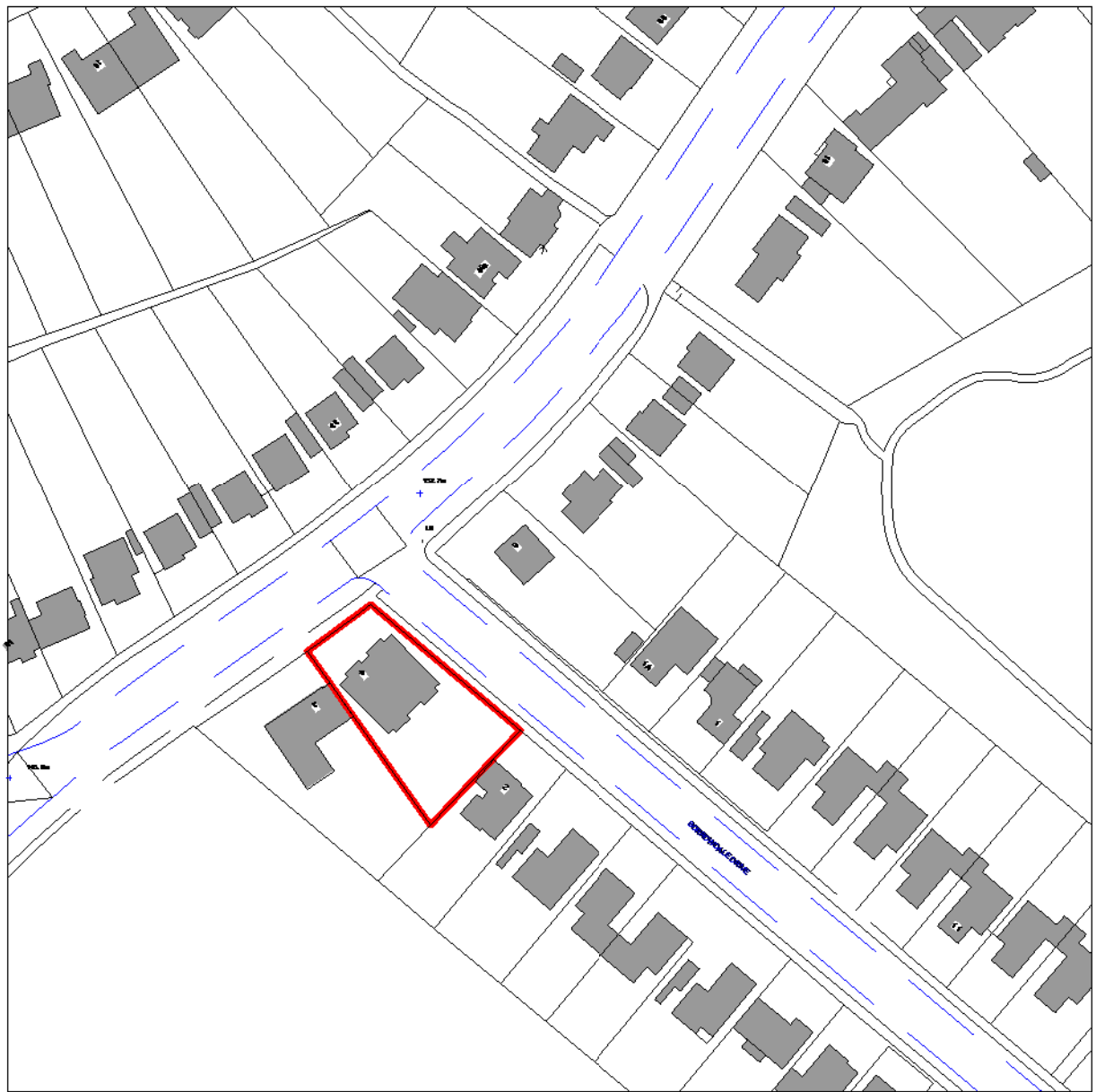
Site Plan - as existing
1:200



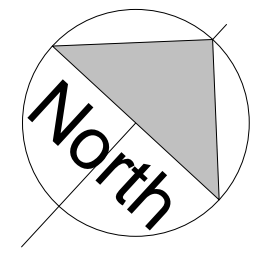
Site Plan - as a proposed
1:200



Site Plan - as existing
1:1250



Site Plan - as proposed
1:1250



LAND



PLANNING

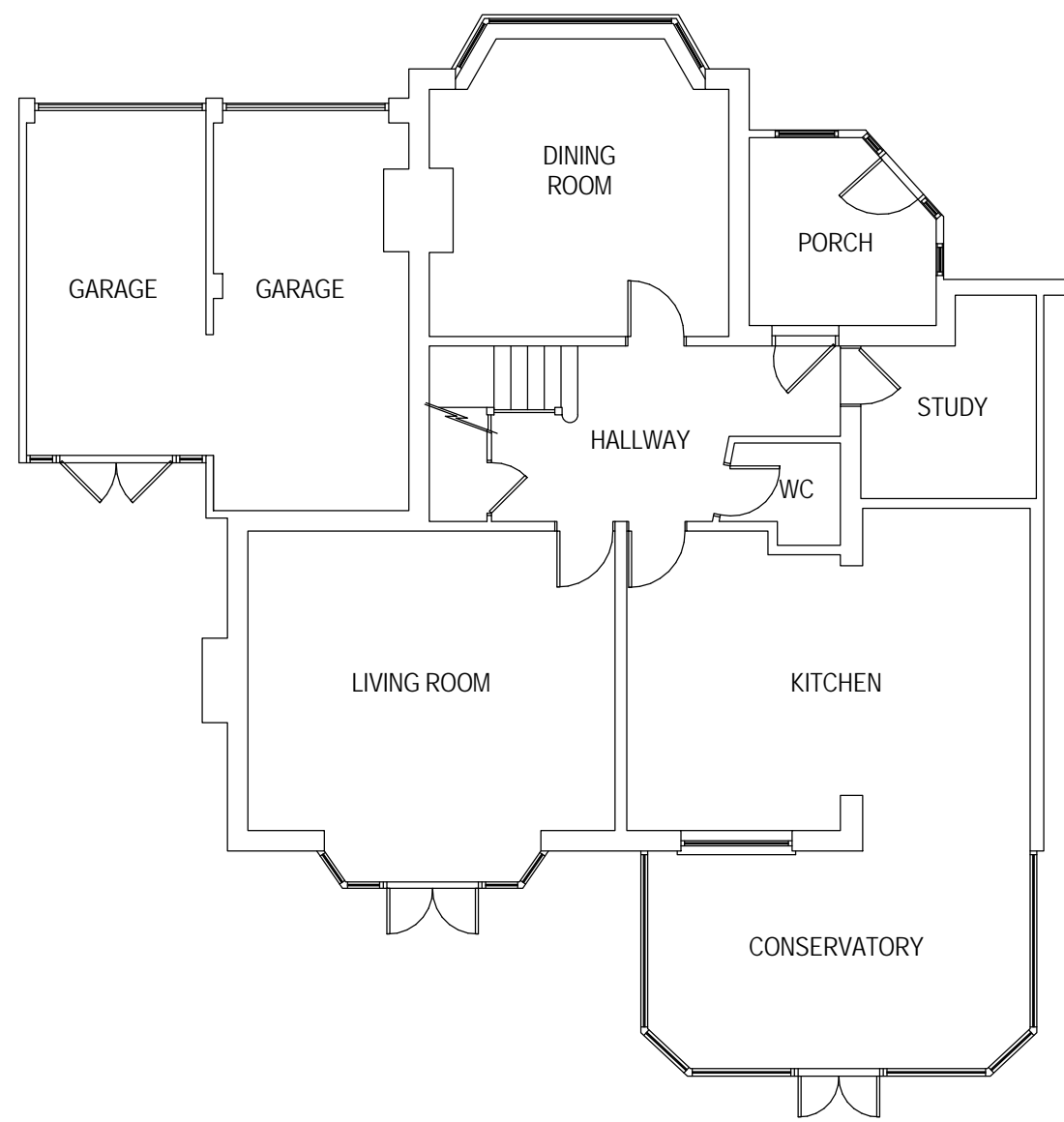


BLUEPRINTS

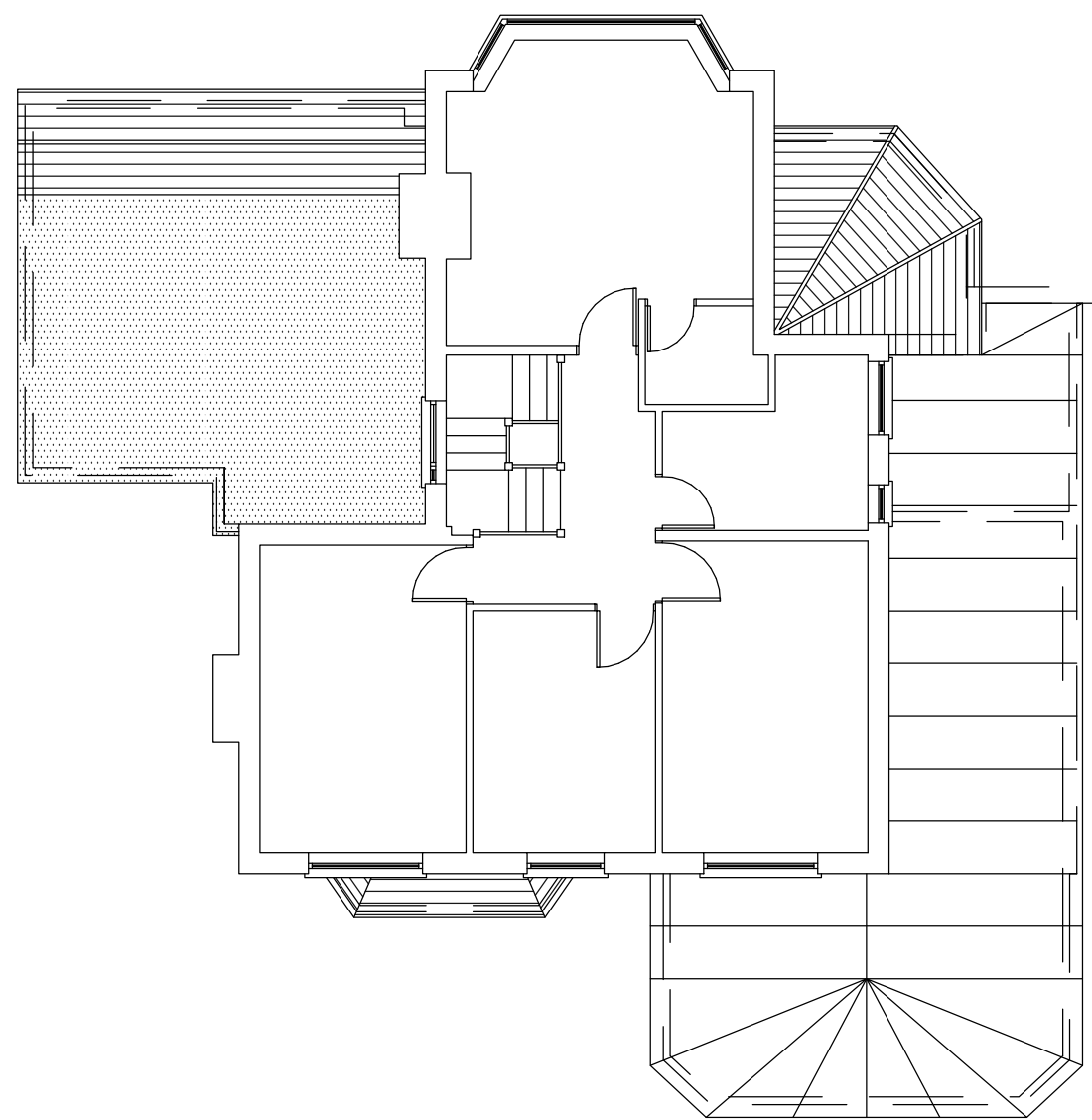


BUILD

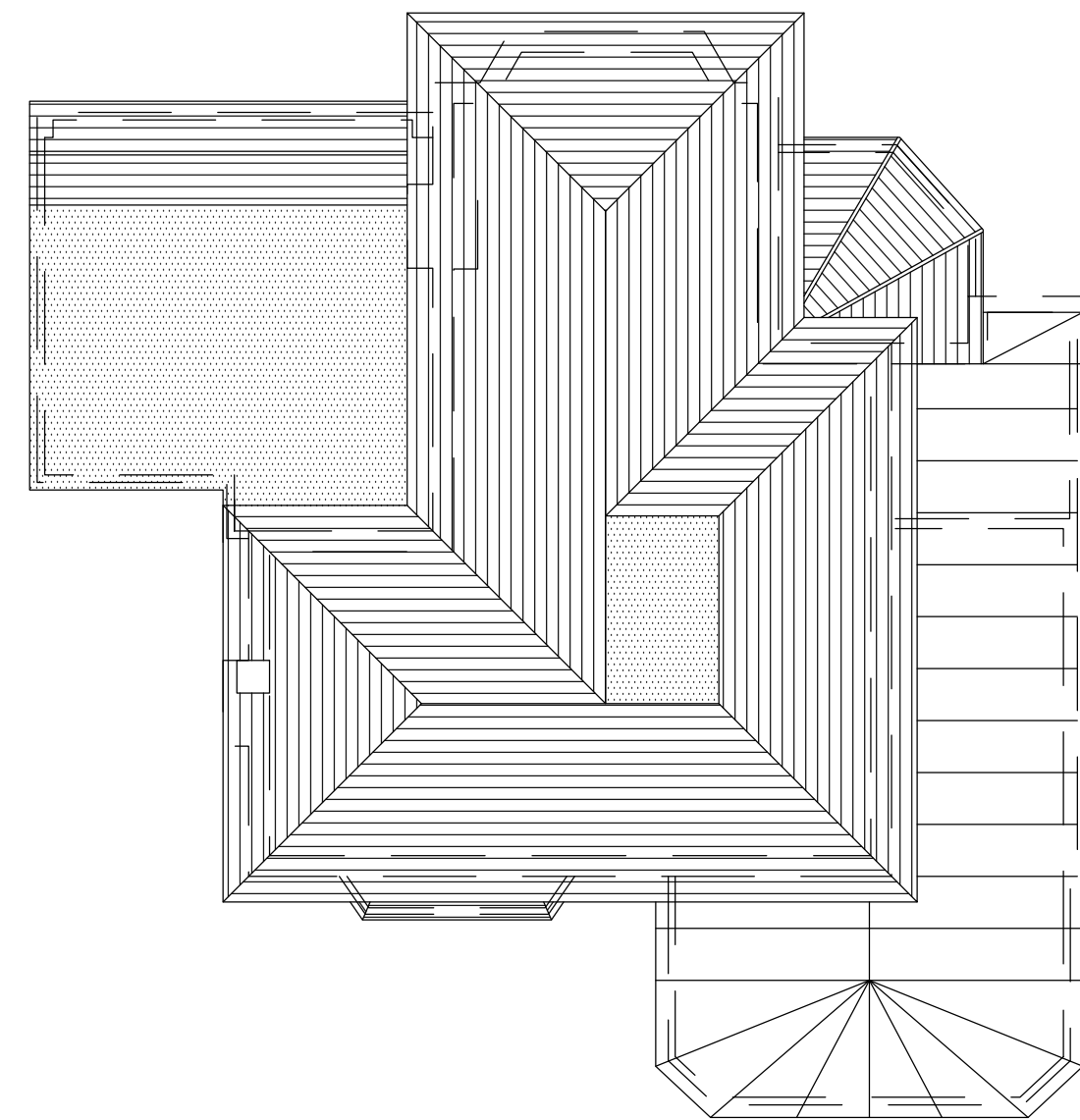
| | | | | |
|--|------------|-----|--------------|-------------|
| KEY: | | | | |
| ----- Existing Building Outline | | | | |
| Rev. | Date: | By: | Check: | Amendments: |
| | | | | |
| Project : | | | | |
| 4 RECTORY PARK, CROYDON, CR2 9JL | | | | |
| WWW.AVENTIER.COM | | | | |
|  Aventier MAKING PROPERTY SENSE | | | | |
| Client : | | | | |
| AVENTIER | | | | |
| Title : | | | | |
| Site Plan as existing & proposed | | | | |
| BX14-S1-101 | | | | |
| Project No. | Format | | A1 | |
| BX-14 | Scale: | | 1 : 200 | |
| Date : | Drawn by : | | Checked by : | |
| 16.12.2016 | G.S. | | R.P. | |



Ground Floor Plan - as existing
1:100



1st Floor Plan - as existing
1:100



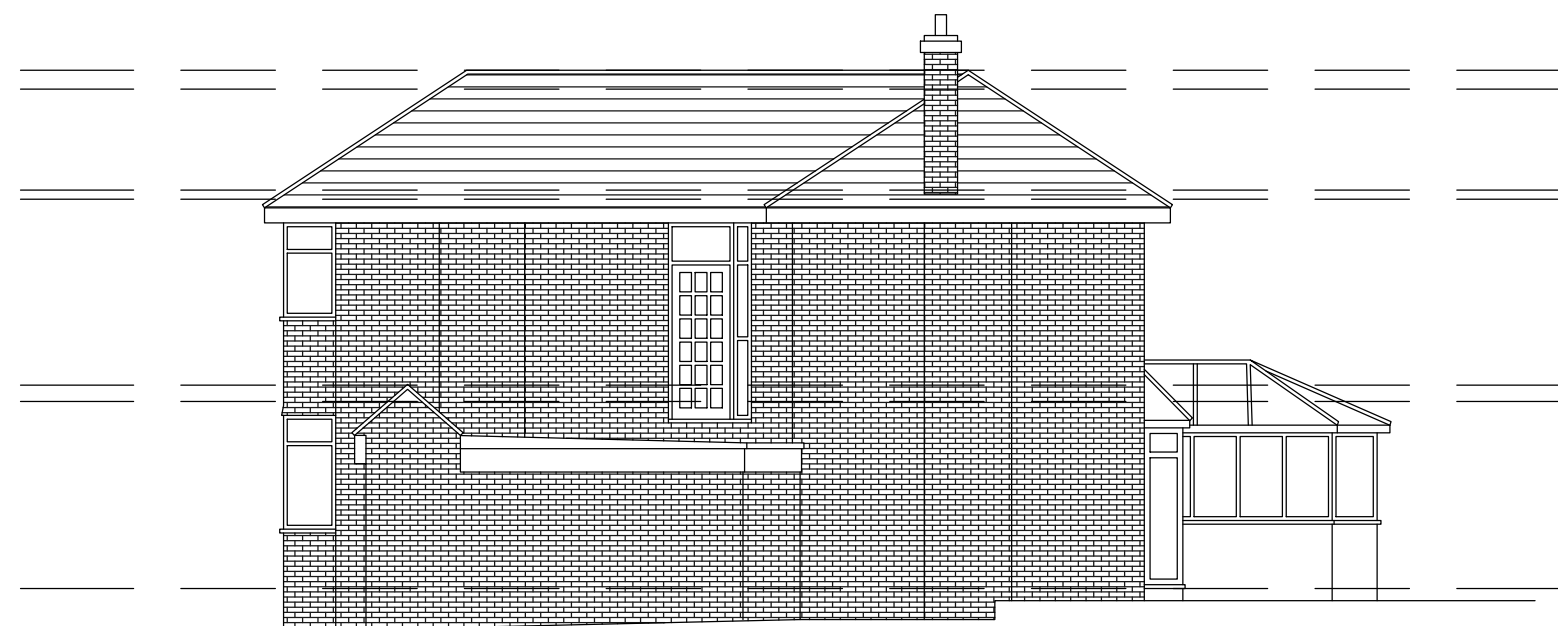
Roof Plan - as existing
1:100



Front Elevation - as existing
1:100



Side Elevation - as existing
1:100



Back Elevation - as existing
1:100



Side Elevation - as existing
1:100



LAND



PLANNING



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BUILD

| | | | |
|--|-----------------|-------------------|--------------------|
| KEY: | | | |
| Rev. | Date: | By: | Check: Amendments: |
| | | | |
| Project : 4 RECTORY PARK, CROYDON, CR2 9JL | | | |
| WWW.AVENTIER.COM | | | |
|  Aventier MAKING PROPERTY SENSE | | | |
| Client : AVENTIER | | | |
| Title : Existing Plans and Elevations | | | |
| BX14-S1-102 | | | |
| Project No. BX-14 | Format | A1 | |
| Date : 16.12.2016 | Drawn by : G.S. | Checked by : R.P. | |



LAND



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BLUEPRINTS



BUILD

| KEY: | |
|---|--------------------------|
| | Existing Bulding Outline |
| | Proposed Trees |
| | Existing Trees |

| Rev. | Date: | By: | Check: | Amendments: |
|------|-------|-----|--------|-------------|
| | | | | |
| | | | | |

| | |
|-----------|--|
| Project : | 4 RECTORY PARK, CROYDON, CR2 9JL |
|-----------|--|

WWW.AVENTIER.COM

| | |
|---|---|
|  | Aventier™ MAKING PROPERTY SENSE |
|---|---|

| | |
|----------|----------|
| Client : | AVENTIER |
|----------|----------|

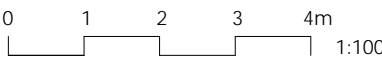
| | |
|---------|--------------------------|
| Title : | Ground floor as Proposed |
|---------|--------------------------|

BX14-S1-103

| | | |
|-------------|------------|--------------|
| Project No. | Formal | A1 |
| BX-14 | Scale: | 1 : 100 |
| Date : | Drawn by : | Checked by : |
| 16.12.2016 | G.S. | R.P. |

| SCHEDULE OF ACCOMODATION | | |
|--------------------------|---------|-------|
| UNIT NUMBER | BEDROOM | AREA |
| UNIT 01 | 2 | 67 m2 |
| UNIT 02 | 2 | 65 m2 |
| UNIT 03 | 2 | 70 m2 |
| UNIT 04 | 2 | 70 m2 |
| UNIT 05 | 2 | 71 m2 |
| UNIT 06 | 2 | 71 m2 |

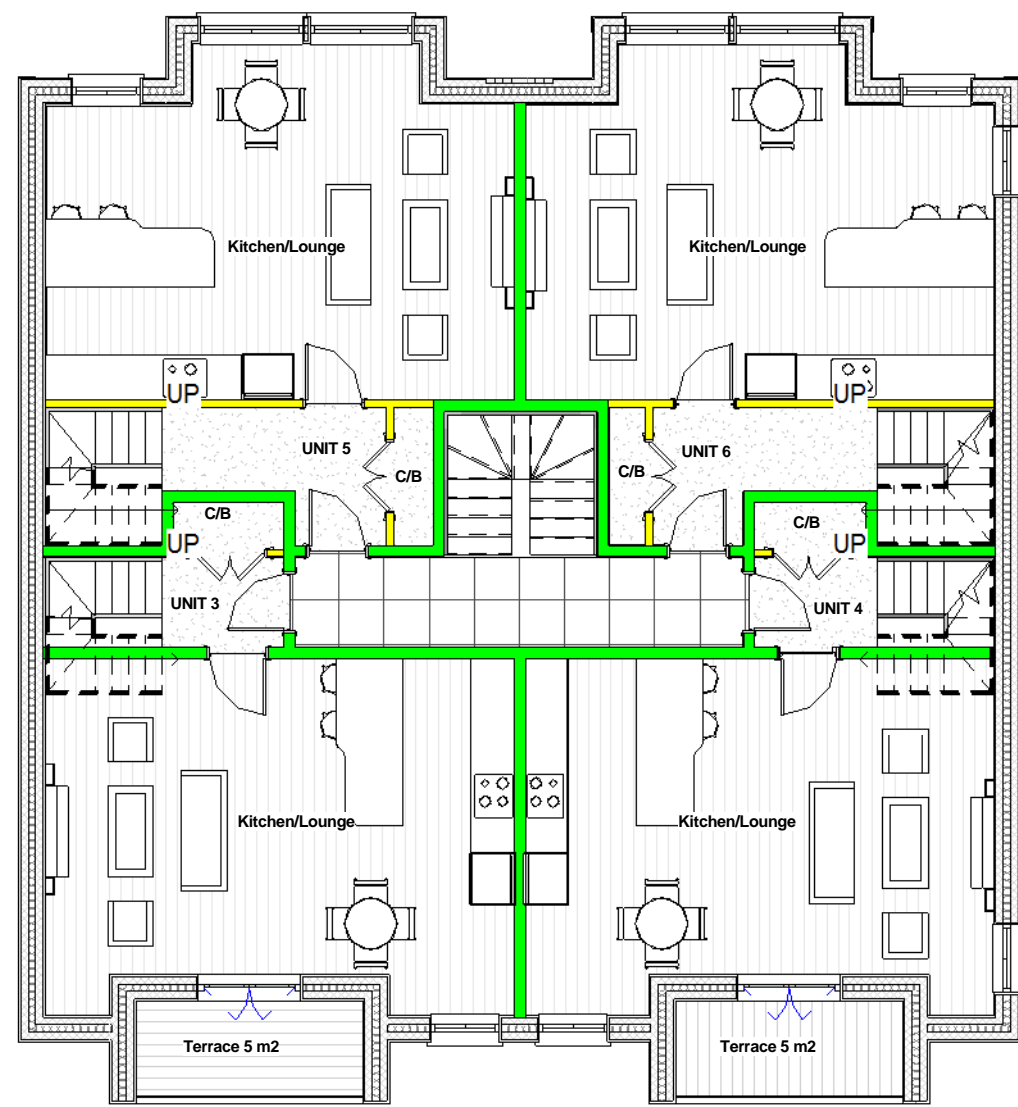
Ground Floor Plan - as proposed
1:100



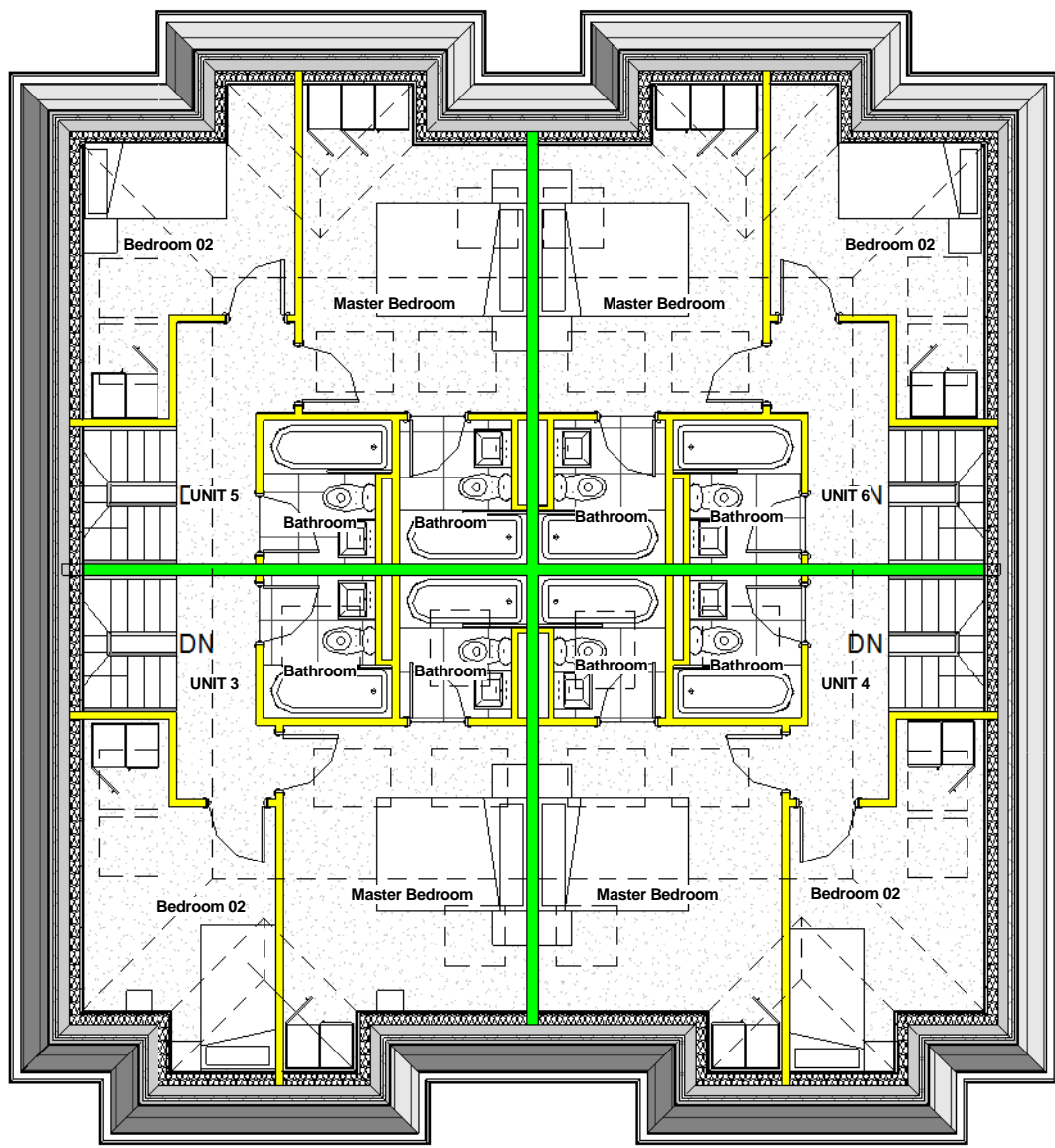
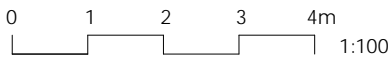
BX14-S1-103
2 Side
Elevation as
Proposed

BX14-S1-106
3 Back
Elevation as
Proposed

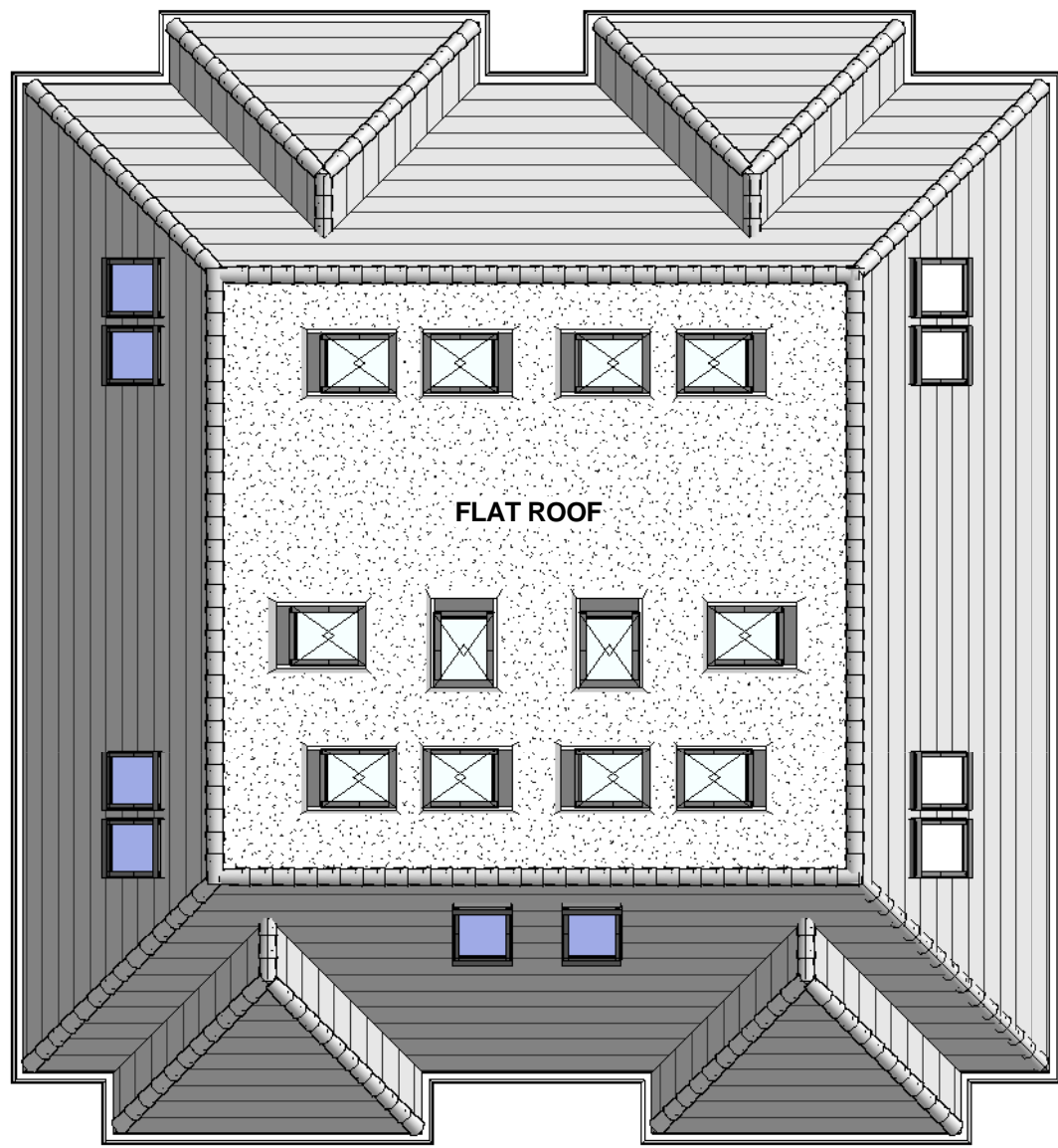
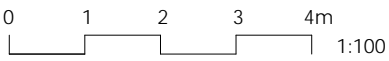
BX14-S1-106
4 Side
Elevation as
Proposed



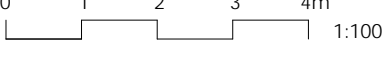
1st Floor Plan - as proposed
1:100



2nd Floor Plan - as proposed
1:100



Roof Plan - as proposed
1:100



LAND



PLANNING

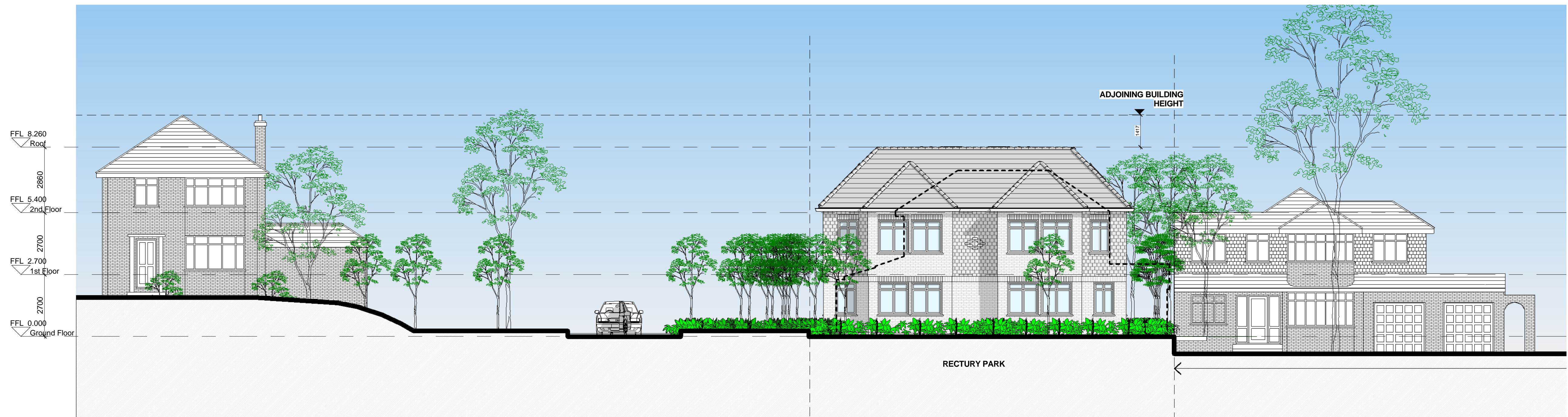


BLUEPRINTS

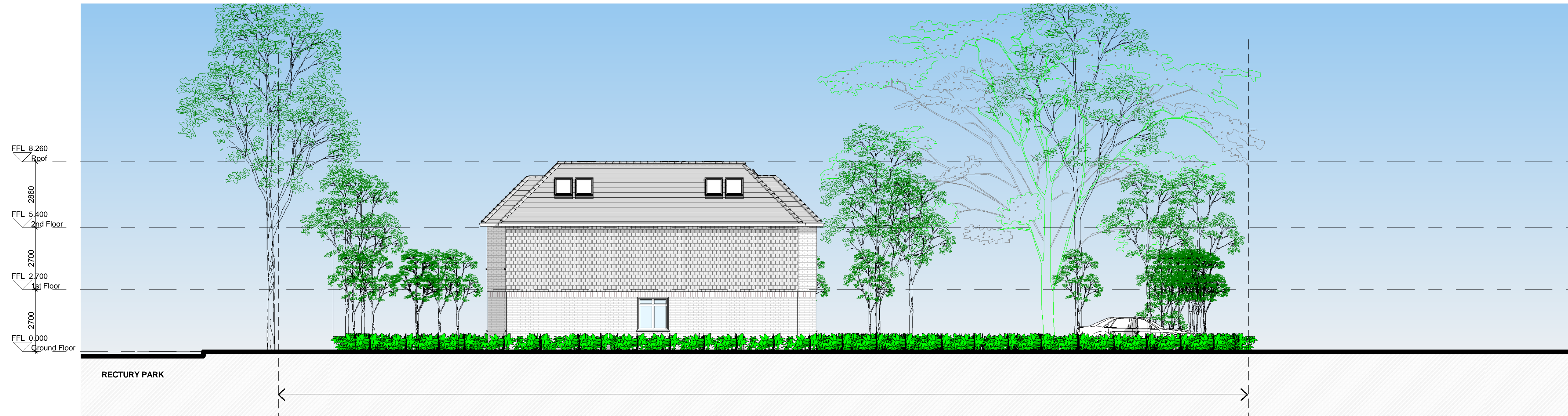
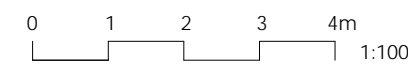


BUILD

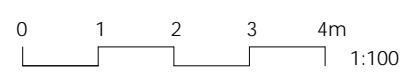
| | | | | |
|--|--------------------|--------------------|----------------------|-------------|
| KEY: | | | | |
| Rev. | Date: | By: | Check: | Amendments: |
| | | | | |
| Project : 4 RECTORY PARK, CROYDON, CR2 9JL | | | | |
| WWW.AVENTIER.COM | | | | |
|  Aventier MAKING PROPERTY SENSE | | | | |
| Client : AVENTIER | | | | |
| Title : Floor Plans as Proposed | | | | |
| BX14-S1-104 | | | | |
| Project No. BX-14 | Format A1 | | | |
| Date : 16.12.2016 | Scale : 1 : 100 | Drawn by : G.S. | Checked by : R.P. | |



Front Elevation - as proposed
1:100



Side Elevation - as proposed
1:100



LAND




PLANNING



BLUEPRINTS



BUILD

| | | | | |
|--|-----------------|-------------------|--------|-------------|
| KEY: | | | | |
| HYDE ROAD----- Existing Building Outline | | | | |
| Rev. | Date: | By: | Check: | Amendments: |
| | | | | |
| Project : 4 RECTURY PARK, CROYDON, CR2 9JL | | | | |
| WWW.AVENTIER.COM | | | | |
|  Aventier MAKING PROPERTY SENSE | | | | |
| Client : AVENTIER | | | | |
| Title : Elevations 1 as Proposed | | | | |
| BX14-S1-105 | | | | |
| Project No. BX-14 | Format A1 | Scale: 1 : 100 | | |
| Date : 16.12.2016 | Drawn by : G.S. | Checked by : R.P. | | |



Back Elevation - as proposed
1:100

0 1 2 3 4m 1:100



Side Elevation - as proposed
1:100

0 1 2 3 4m 1:100



LAND




PLANNING



BLUEPRINTS



BUILD

| | | | | |
|--|-----------------|-------------------|--------|-------------|
| KEY: | | | | |
| Rev. | Date: | By: | Check: | Amendments: |
| | | | | |
| Project : 4 RECTORY PARK, CROYDON, CR2 9JL | | | | |
| WWW.AVENTIER.COM | | | | |
|  Aventier MAKING PROPERTY SENSE | | | | |
| Client : AVENTIER | | | | |
| Title : Elevations 2 as Proposed | | | | |
| BX14-S1-106 | | | | |
| Project No. BX-14 | Format A1 | Scale: 1 : 100 | | |
| Date : 16.12.2016 | Drawn by : G.S. | Checked by : R.P. | | |

Detailed Design Review

04 Rectory Park, Croydon CR2 9JL



Large Units
with Superb Layout
Average areas = 69 m²

Average Amenity
Space = 11 m²

Better
Landscaped areas
Increased by 18 %

Increased Amount of
Trees by 371 %



BETTER HOMES

We don't
compromise on
our designs



MORE AMENITY

We provide superior
outdoor
private areas



GREEN SPACES

We are committed
to enhancing
neighbourhoods



MORE TREES

We are committed
to reducing carbon
emissions

Aventier is the local property development company

YOU WILL FIND US VERY DIFFERENT

We're all about our values and our belief in making property sense. Which means we work hard to give you a better deal and we always treat you with respect, whether we buy land, sell or let a home.

YOU WILL NOTE OUR ATTENTION TO DETAIL

We use our OWN teams of Architects and builders and ensure that every detail, from the selection of a property to the use of designer porcelain in our bathrooms and the beautiful granite work surfaces for our kitchens, are of the highest quality throughout.

YOU WILL SEE THAT QUALITY IS HIGHLY VALUED

So we guarantee that every part of the process which leads to the building of our homes is thoughtfully and professionally designed.

So much so that we will pay for your time.

YOU WILL EXPERIENCE RESPECT AND A GREAT RELATIONSHIP

We've looked at the property market from your perspective and changed the way we work to suit you. We know that working together takes time, effort and above all respect.

YOU CAN HELP US DELIVER QUALITY HOMES

Whether it's a first time buyer wishing to be closer to friends and family or a couple trading down wishing to stay local.

Our apartments become great homes and serve a local need.

That's what we're all about. Welcome to Aventier.



LAND



PLANNING



BLUE PRINTS



BUILD

| | |
|-----------------------------|-------|
| AVENTIER | 01 |
| CONTENTS | 02 |
| CROYDON | 03 |
| OUR APPROACH | 04 |
| LOCATION & ACCESS..... | 05 |
| OUR PROPOSAL | 06 |
| BUILDING LINE ANALYSIS..... | 07 |
| TREES & LANDSCAPING..... | 08 |
| AMENITY SPACE | 09-10 |
| CHARACTER & CONTEXT | 11-14 |
| SUN/SHADOW REPORT | 15-16 |
| OUR PROJECTS | 17-18 |



+ CHARACTER

We carefully choose
our locations so
our buildings blend in



+ CONTEXT

We carefully choose
our locations to suit
our buildings



+ PRIVACY

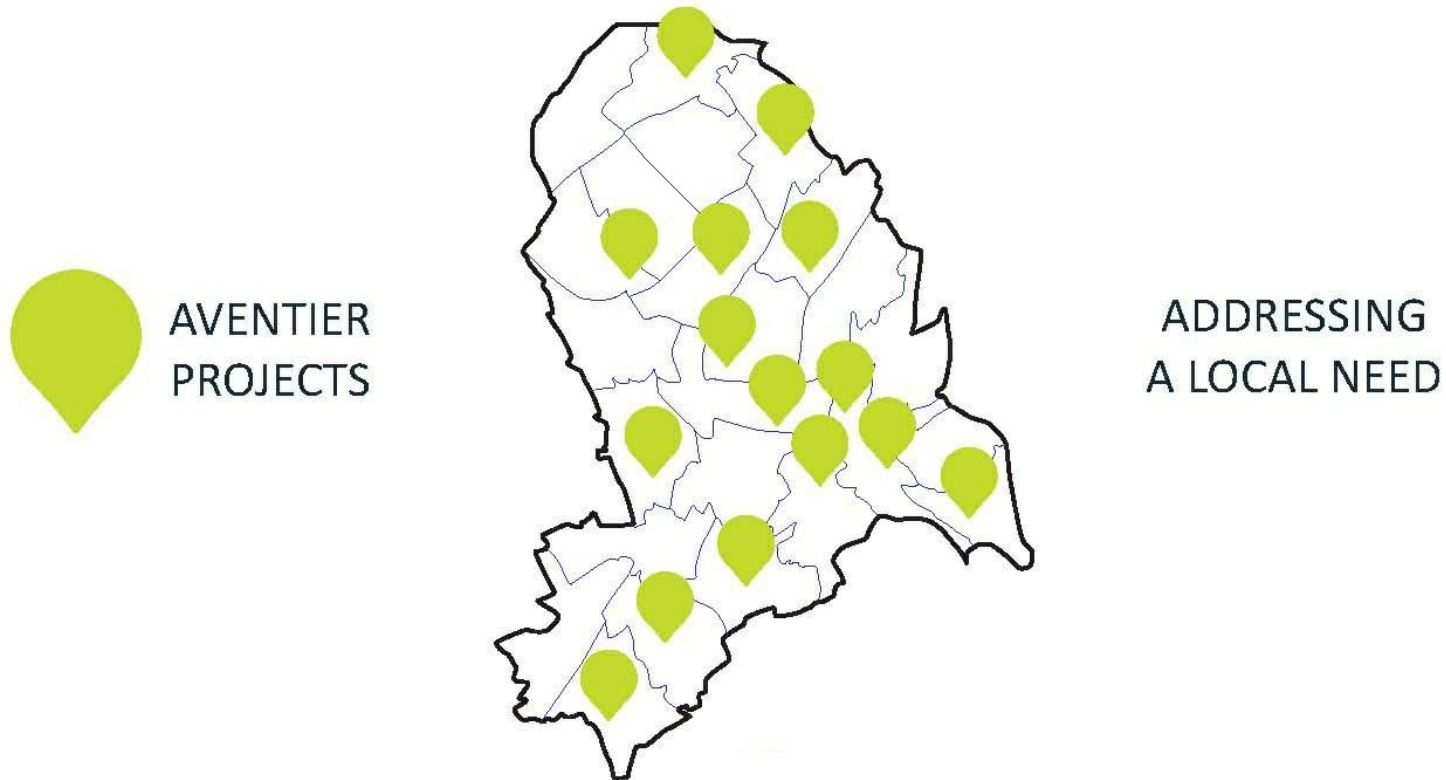
We ensure that our
designs respect the
adjoining owners



MORE CHOICE

Homes which solve
real problems

PROVIDING QUALITY HOMES FOR CROYDON



We only develop property for the local market. We know this market really well and we help **solve a real local housing need.**

Rather than using land agents, we do all the hard work of identifying land partners ourselves. This way we ensure that you get treated with respect and that nothing gets in the way of a **great relationship.**

We choose modest sized developments which fit in well within established local areas, **where people want to live.**

We have our in-house team of Architects, Planners, Project Managers and Builders. and have a great track record for securing planning permission and **building quality homes.**

We are relentless in our pursuit of obtaining planning permission, which delivers better liveability and **provides more choice for people to stay local.**



BETTER HOMES

We don't
compromise on
our designs



MORE AMENITY

We provide superior
outdoor
private areas



GREEN SPACES

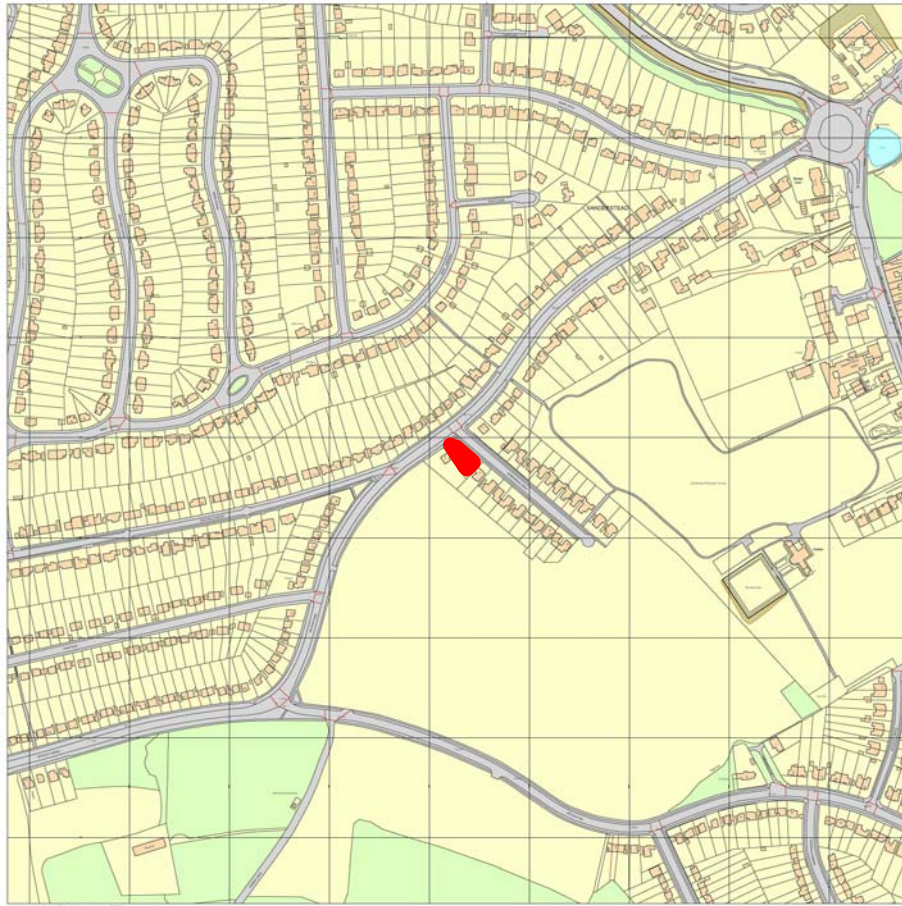
We are committed
to enhancing
neighbourhoods



MORE TREES

We are committed
to reducing carbon
emissions

LOCATION & ACCESS



LOCATION

LONDON
CROYDON
CR2 9JL
04 RECTORY PARK

SITE AREA

725 m²

ACCESS



SITE LOCATION



STAYING LOCAL

Next to your friends
and family



MORE CHOICE

Homes which solve
real problems



+ CONTEXT

We carefully choose
our locations to suit
our buildings



BETTER HOMES

We don't
compromise on
our designs

OUR PROPOSAL

TODAY

1 HOME



TOMORROW

6 HOMES



+ CHARACTER

We carefully choose our locations so our buildings blend in



+ PRIVACY

We ensure that our designs respect the adjoining owners



+ DAYLIGHT

We ensure that our designs do not negatively impact the adjoining owners

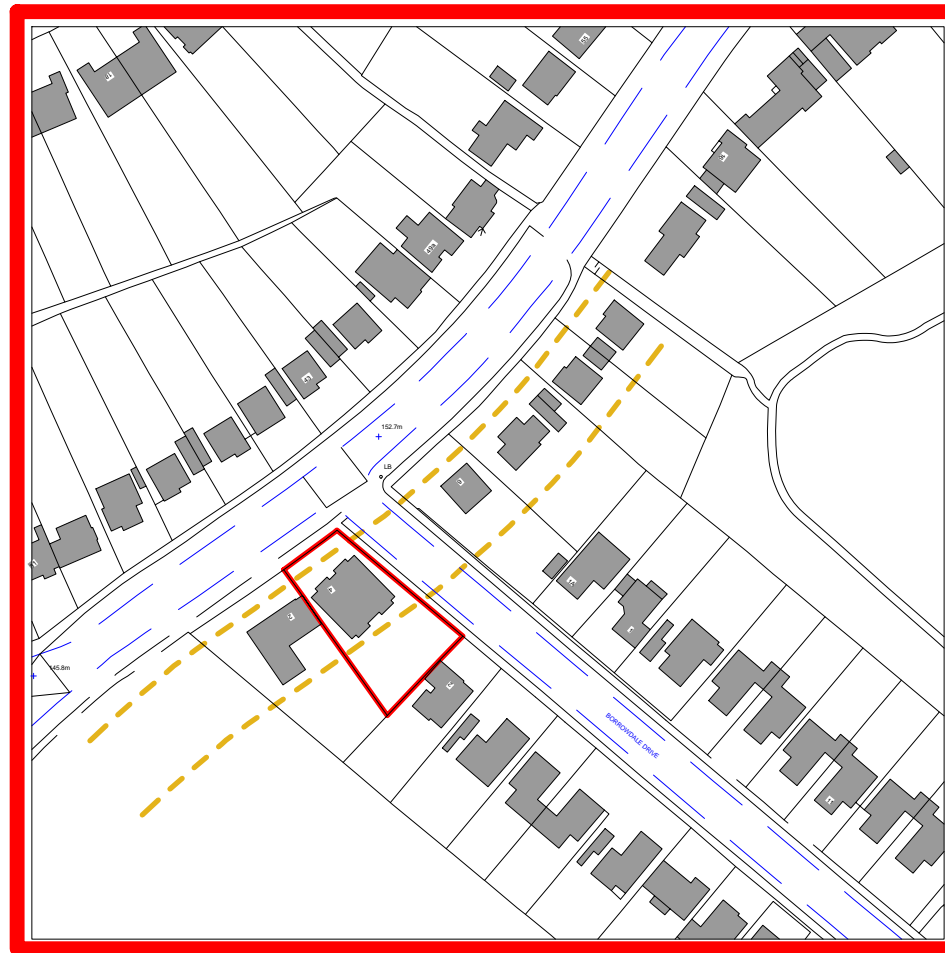


+ CAR PARKING

We carefully choose our properties to ensure everyone has private parking

BUILDING LINE ANALYSIS

Proposed Building Line to follow Hyde Road





+ CONTEXT

We carefully choose
our locations to suit
our buildings



334%
Increased Amount of Trees

-  Existing Trees = 06
-  Proposed Trees = 26



MORE TREES

We are committed
to reducing carbon
emissions

HARDSTANDING COMPARABLE

TODAY



Existing Hardstanding 200 m2



+ CAR PARKING

We carefully choose our properties to ensure everyone has private parking

TOMORROW



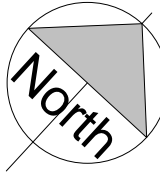
Proposed Hardstanding 154 m2

**Increased
Landscaped
areas by 23 %**



GREEN SPACES

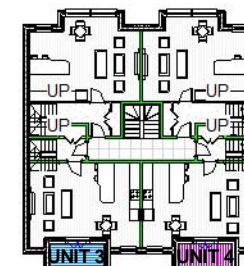
We are committed to enhancing neighbourhoods





| | Unit | Floor | Bedrooms | Floor Space | |
|------------------------|------|--------|----------|-------------------|----------------------------|
| Private Amenity Space | 1 | Ground | 2 | 67 m ² | 45 m ² |
| | 2 | Ground | 2 | 65 m ² | 40 m ² |
| | 3 | First | 2 | 70 m ² | 5 m ² |
| | 4 | First | 2 | 70 m ² | 5 m ² |
| Communal Amenity Space | 5 | Second | 2 | 71 m ² | Approx. 200 m ² |
| | 6 | Second | 2 | 71 m ² | |

Average Amenity Space = 24 m²



MORE AMENITY

We provide superior outdoor private areas

CHARACTER & CONTEXT

4 RECTURY PARK

Elevation Material - facing brick, roof tiles



2 RECTURY PARK

Elevation Material - facing brick, roof tiles



6 RECTURY PARK

Elevation Material - facing brick, roof tiles



8 RECTURY PARK

Elevation Material - facing brick, plaster, roof tiles



+ CHARACTER
We carefully choose
our locations so
our buildings blend in

37 RECTURY PARK

Elevation Material - facing brick, roof tiles



43 RECTURY PARK

Elevation Material - facing brick, roof tiles



39 RECTURY PARK

Elevation Material - facing brick, roof tiles



45 RECTURY PARK

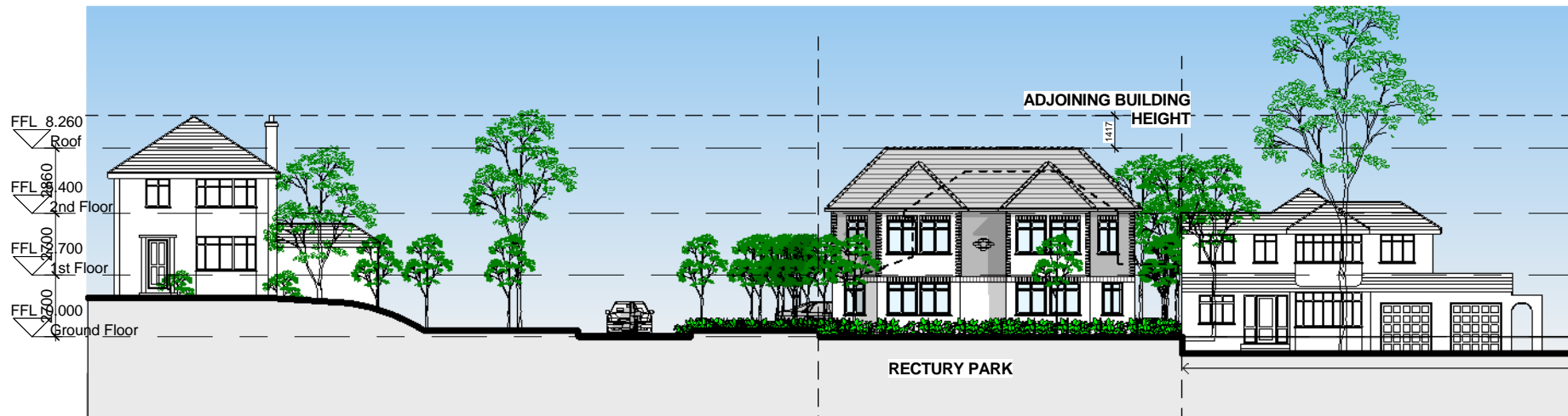
Elevation Material - facing brick, roof tiles



+ CONTEXT

We carefully choose
our locations to suit
our buildings

CHARACTER & CONTEXT - THE PROPOSAL



PROPOSED BUILDINGS

HEIGHT - LOWER THAN THE ADJOINING BUILDING
FINISHES - FACING BRICK, PLASTER, ROOF TILES
WINDOWS - CASEMENT
MAIN DOORS - SINGLE FLUSH DOORS



+ CONTEXT

We carefully choose our locations to suit our buildings



+ CHARACTER

We carefully choose our locations so our buildings blend in



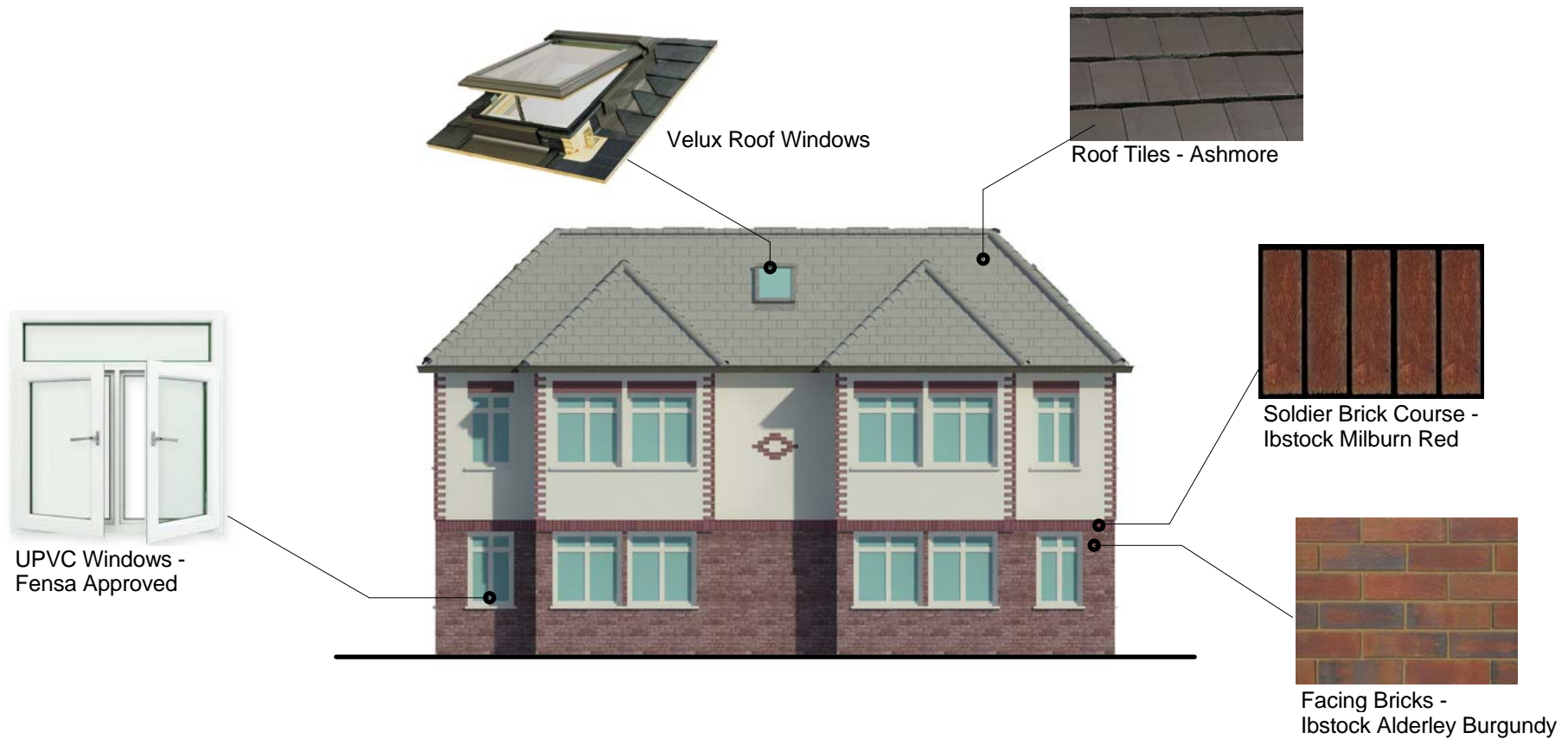
+ PRIVACY

We ensure that our designs respect the adjoining owners



+ DAYLIGHT

We ensure that our designs do not negatively impact the adjoining owners



+ CONTEXT

We carefully choose
our locations to suit
our buildings

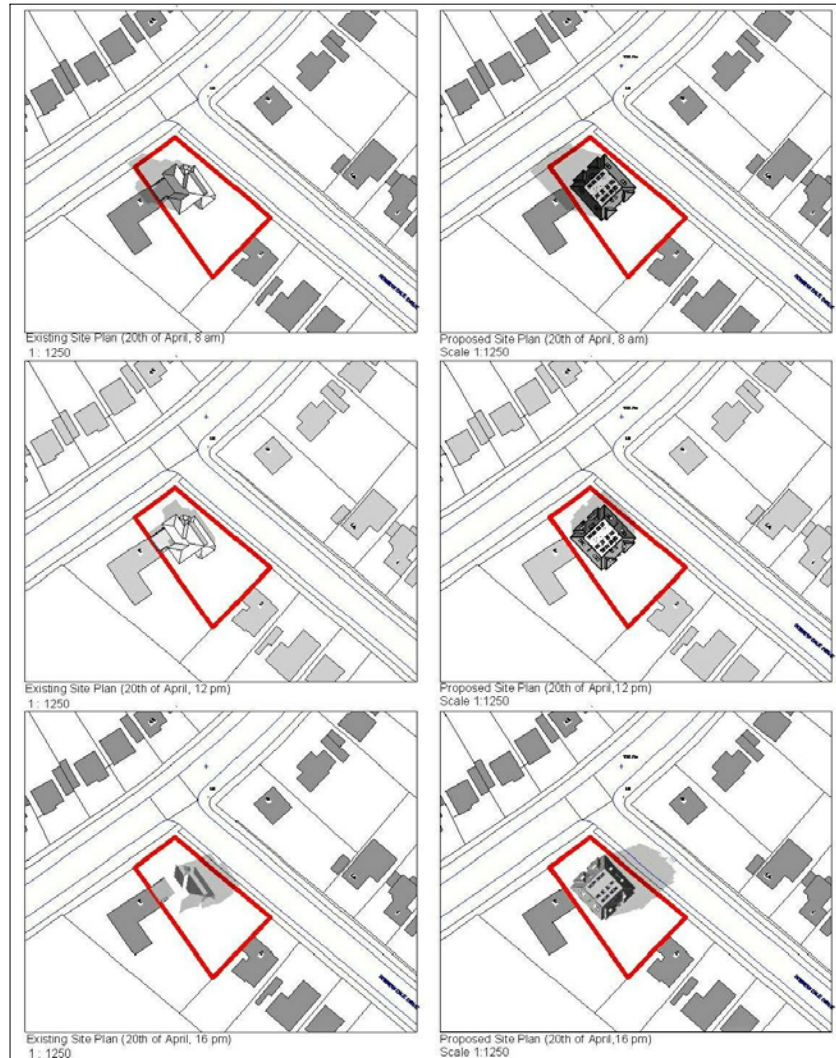


+ CHARACTER

We carefully choose
our locations so
our buildings blend in

SUN/SHADOW REPORT

APRIL ✓



JUNE ✓



+ DAYLIGHT

We ensure that our designs
do not negatively impact
the adjoining owners

SUN/SHADOW REPORT

DECEMBER ✓




+ DAYLIGHT

We ensure that our designs
do not negatively impact
the adjoining owners

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

Please ask for/reply to: South Area Team
Tel/Typetalk: 020 8726 6800
Minicom: 020 8760 5797
Email: xxxxxxxxxxxx.xxxxxxxxxx@xxxxxxxx.xxx.xx


Aventier
7 Mulberry Place
C/O UNit 7 Pinnel Road
London
SE9 6AR

Your ref:
Our ref: P/PC/South Area Team/DCMB

Date: 3rd January 2017

Dear Sir/Madam

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

Application Number: 16/06472/PRE

Location: 4 Rectory Park, South Croydon, CR2 9JL, ,

Description: Demolition of Existing Dwelling and Erection of Single block of Apartments comprising 6 X 2 bedrooms; Formation of Vehicular Access with associated parking for six cars and integrated Cycle storage and Refuse store

I refer to your request for the meeting service pre-application received on 3rd January 2017 and acknowledge receipt of your payment of £1200.00 by BACS Payment .

Pre Application fee received £1000.00
VAT @ 20% £200.00

VAT Registration Number: 218 5912 55

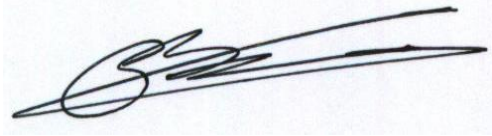
I confirm that the fee received together with the information supplied by you is sufficient for this pre-application to proceed.

We will contact you within 5 working days to arrange a mutually convenient meeting date. Once the meeting has taken place we will write to you within 10 working days to confirm the advice given. We will also outline any actions you may need to take in order to make your application valid and give details of any consultees you may need to consult with.

If you require further meetings following our advice letter a further fee is likely to be required. Please quote the application number 16/06472/PRE in any correspondence.

Please note that Development Management can be contacted online at www.croydon.gov.uk/planningandregeneration where you will also find our protocol relating to pre-application advice.

Yours faithfully,

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

Pete Smith

Head of Development Management

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

Please ask for/reply to: [REDACTED]
Tel/Typetalk: 0208 726 6000 [REDACTED]
Minicom: 020 8760 5797
Email [REDACTED]@croydon.gov.uk

Your ref: xxxxxxxxxxxxxxxxxxxxxxxxx@xxxxxxxx.xxx.xx
Our ref: P/PC/South Area Team/DCRN
Date: 10th January 2017

Dear Transportation Team

Application Number: 16/06472/PRE

Location: 4 Rectory Park, South Croydon, CR2 9JL, ,

Description: Demolition of Existing Dwelling and Erection of Single block of Apartments comprising 6 X 2 bedrooms; Formation of Vehicular Access with associated parking for six cars and integrated Cycle storage and Refuse store

The Council has received the planning application described above.

Please can we have your observations on the application within 21 days of this notification.

Details of this planning application received can be viewed via our web pages at:

[Case details](#)

Please note that by selecting the "Documents" tab when in the application details you are able to view the forms and drawings submitted.

If you wish to discuss the application please contact the case officer Robert Naylor

Yours sincerely

Pete Smith
Head of Development Management

Contact details for Development Management

Phone: 020 8726 6800

Email: xxxxxxxxxxx@xxxxxxxx.xxx.xx

Mail: Development Management Service
6th Floor, Zone A/B
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

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

Please ask for/reply to: [REDACTED]
Tel/Typetalk: 0208 726 6000 [REDACTED]
Minicom: 020 8760 5797
Email: [REDACTED]@croydon.gov.uk

Your ref: xxxxxxxxxxxx@xxxxxxxx.xxx.xx
Our ref: P/PC/South Area Team/DCRN
Date: 10th January 2017

Dear Spatial Planning

Application Number: 16/06472/PRE

Location: 4 Rectory Park, South Croydon, CR2 9JL, ,

Description: Demolition of Existing Dwelling and Erection of Single block of Apartments comprising 6 X 2 bedrooms; Formation of Vehicular Access with associated parking for six cars and integrated Cycle storage and Refuse store

The Council has received the planning application described above.

Please can we have your observations on the application within 21 days of this notification.

Details of this planning application received can be viewed via our web pages at:

[Case details](#)

Please note that by selecting the "Documents" tab when in the application details you are able to view the forms and drawings submitted.

If you wish to discuss the application please contact the case officer Robert Naylor

Yours sincerely

Pete Smith
Head of Development Management

Contact details for Development Management

Phone: 020 8726 6800

Email: xxxxxxxxxx.xxxxxxxxxx@xxxxxxxx.xxx.xx

Mail: Development Management Service
6th Floor, Zone A/B

Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

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

Please ask for/reply to: [REDACTED]
Tel/Typetalk: 0208 726 6000 [REDACTED]
Minicom: 020 8760 5797
Email: [REDACTED]@croydon.gov.uk

Your ref: xxxxxxxx@xxxxxxx.xxx.xx
Our ref: P/PC/South Area Team/DCRN
Date: 10th January 2017

Dear Tree Team

Application Number: 16/06472/PRE

Location: 4 Rectory Park, South Croydon, CR2 9JL, ,

Description: Demolition of Existing Dwelling and Erection of Single block of Apartments comprising 6 X 2 bedrooms; Formation of Vehicular Access with associated parking for six cars and integrated Cycle storage and Refuse store

The Council has received the planning application described above.

Please can we have your observations on the application within 21 days of this notification.

Details of this planning application received can be viewed via our web pages at:

[Case details](#)

Please note that by selecting the "Documents" tab when in the application details you are able to view the forms and drawings submitted.

If you wish to discuss the application please contact the case officer Robert Naylor

Yours sincerely

Pete Smith
Head of Development Management

Contact details for Development Management

Phone: 020 8726 6800

Email: xxxxxxxxxxx@xxxxxxxxxxx.xxx.xx

Mail: Development Management Service
6th Floor, Zone A/B
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

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

Please ask for/reply to: [REDACTED]
Tel/Typetalk:
Minicom: 020 8760 5797
Email: xxxxxxxx@xxxxxxx.xxx.xx

Your ref: P/PC/South Area Team/DCRN
Our ref:
Date: 24th January 2017

Tree Team Section - Observations on Planning Application 16/06472/PRE

Dear [REDACTED]

Application Number: 16/06472/PRE

Location: 4 Rectory Park, South Croydon, CR2 9JL, ,

Description: Demolition of Existing Dwelling and Erection of Single block of Apartments comprising 6 X 2 bedrooms; Formation of Vehicular Access with associated parking for six cars and integrated Cycle storage and Refuse store

In response to your notification my comments and recommendation on the above application are:

Recommendation:

In principle I raise no arb objections to the proposed development.

It appears that a number of moderately condition trees are to be removed. Therefore i would recommend the planting of x3-4 new trees be included within the landscaping plan to mitigate the loss of trees removed. Preferably placed toward the front of the property.

Furthermore there are x2 street trees of which are in close proximity and a number of prominent trees surrounding the property on neighbouring land that are likely to be effected by the development activity. Therefore the LPA will require a Tree report to establish what constraints need be considered before consent is considered.

Created in Uniform Date: 24.01.2017

Yours sincerely

[REDACTED]
for Deputy Head of Development Management

The comments made can be viewed in Notes within Consultations and this letter has been saved into the Document Management System.

Contact details for Tree Team Section

Phone: 020 8726 6800

Email: xxxxxxxx@xxxxxxxx.xxx.xx

Mail: Development Management Service
6th Floor, Zone A/B
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

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

[REDACTED]
Aventier Landbank Ltd
Unit 7, 7 Mulberry Place
Pinnel Road
London
SE9 6AR

Please ask for/reply to: [REDACTED]
Tel/Typetalk: 020-8726-6800
[REDACTED]: 020-8760-5797
E-mail: [REDACTED]@croydon.gov.uk

Our ref: 16/06472/PRE
Date: 16 February 2017

Without Prejudice

Dear [REDACTED]

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Site: 4 Rectory Park, South Croydon CR2 9JL

Proposal: Demolition of Existing Dwelling and Erection of Single block of Apartments comprising 6 X 2 bedrooms; Formation of Vehicular Access with associated parking for six cars and integrated Cycle storage and Refuse store

I write in response to your pre-application enquiry, submitted drawings and our meeting at Bernard Weatherill House on Friday 27th January 2017. Comments have been provided on the basis of the plans initially submitted.

The pre-application site occupies a prominent corner plot on the south side of Rectory Park close to the junction with Borrowdale Drive. The site is located in a predominantly residential area and the current host property is detached set in a fairly spacious plot. The site is located towards the top of a steep hill and the topography steps back again southwards along Borrowdale Drive.

The surrounding area is a mixture of a number of differing units. Opposite the pre-application site consists mainly detached properties which mainly exhibit hipped roof slopes although there are a few gabled treatments towards the northern end of the road.

The policies that are relevant to your proposal are as follows:

National Policy

At the national level any application would be considered under the National Planning Policy Framework (March 2012).

The NPPF requires planning applications to be determined with presumption in favour of sustainable development. The NPPF does not change the statutory status of the development plan as the starting point for decision making. Instead, it advises that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

The NPPF constitutes the guidance local planning authorities will refer to in determining applications. When taking decisions the local planning authority is required to approve development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out of date, grant permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this NPPF taken as a whole; or, where specific policies in the NPPF indicate development should be restricted. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. It is stressed that we have a plan-led system and reference to the relevant planning policy should lead to the determination of any planning application.

Core Principles of the NPPF is to include taking account of different roles and character of different areas, promoting the vitality of main urban areas and always seek to secure high quality design. To achieve high quality new residential development, it must be well integrated with, and complement the neighbouring buildings and the local area more generally in terms of scale, density, layout and access, the sections of particular relevance will be:

- Section 4 – Sustainable transport
- Section 6 – High quality homes
- Section 7 – Good design

The National Described Space Standards (NDSS) requires development of the highest quality and places a strong emphasis on the internal quality of new residential development. Table 1 of the NDSS sets out the minimum space standards for new dwellings.

Regional Policy

At the regional level the London Plan (consolidated with amendments 2011) is relevant and you should address any requirements as part of your submission. Policy 3.4 on Optimising Housing Potential states 'Taking into account local context and character, the design principles in Chapter 7 and public transport capacity, development should optimise housing output for different types of location within the relevant density range

shown in table 3.2. Development proposals which compromise this policy should be resisted’.

Policy 3.5 contains policy on Quality and Design of Housing Development. It states ‘Housing development should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London’s residential environment and attractiveness as a place to live’.

Also of particular note are London Plan Policies 7.4 (Local character), 7.6 (Architecture), and also the minimum internal floor area space standards (Table 3.3).

The Housing Supplementary Planning Guidance (March 2016) is also of relevance to this proposal.

Local Policy

Croydon Local Plan 1 – Strategic Policies (CLP1) was adopted by the Council on 22 April 2013. The plan seeks to provide the basis for the development of Croydon up to 2031, with particular reference to new homes and jobs together with the overall environment. The significant changes proposed in Croydon over the next 20 years will require additional infrastructure such as new/expanded schools, an increase in health facilities, enhanced public transport and flood amelioration measures.

A detailed schedule of infrastructure requirements, entitled the “Infrastructure Delivery Plan”, has been produced alongside the CLP1 which identifies the physical, social and green infrastructure needed to support and underpin Croydon’s growth through to 2031.

Policy SP2 concerns the housing supply ensuring the Council apply a presumption in favour of development of new homes provided applications for residential development meets policy requirements.

Policy SP4 concerns Urban Design & Local Character. SP4.1 is of particular relevance to this proposal which states that the Council will require development of a high quality, which respects and enhances Croydon’s varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. The Council will apply a presumption in favour of development provided it meets the requirements of Policy SP4 and other applicable policies of the development plan.

Upon its adoption the CLP1 replaced some of the saved policies in the Unitary Development Plan. However, those that have been not been replaced also remain relevant for consideration of development proposals and include; UD2 (layout & siting), UD3 (scale & design), UD6 (safety & security), UD7 (inclusive design), UD8 (protecting residential amenity), UD15 (refuse storage), T2 (traffic generation), T4 (cycling), T8 (parking), H2 (housing).

Please note that Croydon Local Plan 2 – Detailed Policies and Proposals (CLP2) & CLP1.1 reviewing CLP 1 are currently being prepared and due weight will be afforded

in decision making as the document continues towards adoption. The plan has now been submitted to PINS.

Planning considerations:

The main issues associated with this pre-application enquiry are as follows: 1) the principle of the development; 2) Impacts of the proposal on the character and appearance of the surrounding area; 3) Impacts on the residential amenities of the adjoining properties; 4) Housing mix and standards; 5) Parking and Highway issues; 6) Trees and landscaping impacts; 7) Sustainability issues 8) Surface Water Flooding; and 9) CIL requirements. These shall be dealt with in turn:

1. Principle:

No objection to the principle of the provision of flats as this would see the additional dwellings on the site, within an established residential area. There would be no loss of protected uses and the existing dwelling is not subject to any statutory protection. As mentioned at the meeting, following the recent Planning Committee, members are aware of the need for flatted developments in residential areas. However they must be of a high standard of design as to not impact on the character of the area, and should be designed to be in keeping with the locality. Therefore the principle can be acceptable, subject to more detailed consideration of the other material planning considerations.

2. Character and appearance:

You need to reduce the bulk and align with the existing building line with the adjoining property as the scheme is currently too dominant. The rear building line has been observed, albeit currently off-set with the adjoining property and this would be considered generally acceptable. However the current front elevations with the bays sit forward of the existing footprint of the property and it is considered that this should be set back on the same building line as currently exists in order to remain acceptable in the street scene.

- *Massing and design*

The massing of the building must be moved back and to rotate it clock wise in order to bring it in line with the adjacent properties. Additionally, the mass is considered to be too wide and close to both boundaries, resulting in two tight strips of land either side of the building form. As such the design should be altered to widen at least one of these, which may be achieved through the alteration in the reorientation of the massing.

- *Roof Form*

You need to greatly reduce the area of flat roof to ensure the language is more in keeping with the character of the area. Ideally there should be no area of flat roof as this is not in keeping with the local character.

- *Elevation*

There should be greater articulation to the visually prominent yet largely blank north-eastern elevation. This is to improve its visual interest and contribution to the local character. In order to achieve this the applicant should explore the addition of elements such as, architectural features, creative detailing and further fenestration.

- *Access*

You should reinstate an entrance from Rectory Park to ensure a legible and secure pedestrian entrance, and to be consistent with the prevailing street pattern.

- *Landscape and Parking*

The rear shared amenity area is considered compromised due to the form and size of the car park. It is strongly recommended that the orientation and layout of the car park is reconfigured to allow for a more meaningful rear garden area.

Additionally, the small trees that run along the two side boundaries are felt to be unnecessary and situated in very inaccessible areas and not conducive to good growth. The applicant should think more carefully about the position and provision for future growth of any proposed trees. Furthermore, the areas of planting beds should be better thought out, and articulated with greater care. Currently they appear to be simply used as a uniform trim around all soft scape areas.

A full and detailed landscape plan would be expected as part of any full application, as would full product specifications and precedent examples of all facing materials.

The current scheme is located in a prominent corner plot and as such benefits from a number of public vantage points. Whilst the principle of a larger unit on the site could be accepted, the current scheme appears to be an overdevelopment at the site. This is on the basis that the scheme provides a dominant form of development particularly at the roof level. As it stands it is considered that the roof form would need to be reduced significantly, as these would be considered inconsistent with the aims and objectives of policies 7.4 & 7.6 of the London Plan and saved policy UD2 of the UDP 2013 and the current guidance in SPD2.

3. Residential amenities of adjoining occupiers:

There are concerns in respect to the layout of the amenity space for the properties in particular the amenity space for the two ground floor units which is to be located in the “front” garden. This would be considered not in keeping with the surrounding character and would not provide a suitable private amenity space that would satisfy any potential occupier. The amenity space should be located at the rear, which would relate better with the host property, perhaps it may be worth exploring the suggestion that these area are amended to a more communal type of amenity space.

There is a concern in regard to the neighbouring property at number 2 and the relationship between the upper floor flank windows which appears to serve a bedroom in the rear/flank elevation and the current bulk and mass in this area. This should be set away as far as possible or reduced in bulk, to minimise impacts on these neighbours.

Nevertheless despite the increase in the number of windows and the balconies at the rear of the site, given that this is an urban environment a degree of mutual overlooking should be expected, although side windows should be minimised and should serve not habitable rooms.

The LPA seeks to protect the residents from loss of amenity in terms of noise and light pollution. It is recognised that the additional units will have an increased pattern of activity and noise generation when compared to the existing residential use at the site. It is considered that subject to suitable conditions that there would not be significant detrimental impacts upon the living conditions of surrounding residents.

4. Housing mix and standards:

The current mix of the units is considered acceptable and would generally accord with the policies 3.3 & 3.4 of the London Plan that seeks to increase and optimise the housing in London, albeit that the proposed unit and in particular the roof maybe considered over scaled (see point on design above).

The LPA would be seeking all new housing to meet the nationally described space standard (NDSS) from a review of the units proposed it would appear that all units meet the criteria, however the four remaining properties (duplex units) are very close to these standards suggesting that the current scheme is currently an overdevelopment of the site:

| Unit | Size | NDSS | Requirement Met |
|----------------------|-------|-------|-----------------|
| Unit 01 (2 bed – 3p) | 67sqm | 61sqm | Y |
| Unit 02 (2 bed – 3p) | 65sqm | 61sqm | Y |
| Unit 03 (2 bed – 3p) | 70sqm | 70sqm | Y |
| Unit 04 (2 bed – 3p) | 70sqm | 70sqm | Y |
| Unit 05 (2 bed – 3p) | 71sqm | 70sqm | Y |
| Unit 06 (2 bed – 3p) | 71sqm | 70sqm | Y |

Given the reduction and re-orientation of the proposal, this could reduce the provision in the number of flats at the proposed site, and it would be worth exploring the provision for more family accommodation ideally a 3 bedroom unit.

The applicant should be aware that the scheme should meet with the technical requirements of the NDSS in terms of internal requirements and should incorporate a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged to address overheating and ensure appropriate ventilation and daylight. It is noted that the roof is in excess of the 2.5m standard however this is considered at odds with the design of the scheme at the top floor (see point on design above).

Any further scheme should also meet with the Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings', in order that the scheme would be consistent with policy SP2.5 of the CLP1.

5. Parking and highways:

The Strategic Transport team have no in principle objection to the proposal subject to the comments below. Given that the site has an existing access and located in an area with the PTAL level of 1b which is very poor, the provision for off-street car parking is acceptable.

The applicant will need to demonstrate how the operation of the access route would be improved for the purposes of access and egress vehicular movements as a result of the intensification of use by vehicles associated with the new residential dwellings.

The following documents should be provided to assist Strategic Transport in its future assessment of the above application:-

- Scaled drawings detailing the cycle storage facilities.
- Details of refuse storage, collection and recycling arrangements for the residential development.
- To- scale and dimensioned parking layout and access drawings provided to the LPA for approval. The drawings should demonstrate the capability of the car park to accommodate parking manoeuvres of all vehicles that may use it.
- The site access should comply with Highway design and visibility splay standards for all vehicles, which must access and exit the site in forward gear.
- A Demolition / Construction Logistic Plan (including a Construction Traffic Management Plan compliant with Chapter 8 of the Road Signs Manual for temporary Works

6. Trees and landscaping:

There are no in principle arboriculture objections to the proposed development at this stage. It appears that a number of moderately condition trees are to be removed. Therefore it is recommend the planting of three to four new trees be included within the landscaping plan to mitigate the loss of trees removed. The LPA would prefer less trees located around the site which are more prominent and healthy species, rather than an over provision of smaller scale shrubs and vegetation that will not grow sufficiently.

Furthermore there are street trees in close proximity, with particular regard to the street tree close to the proposed vehicle access, and a number of prominent trees surrounding the property on neighbouring land that are likely to be effected by the development activity. Therefore the LPA will require a Tree report to establish what constraints need be considered.

As you are aware, I have approach Ian Brewster in our Street Trees section and loss of the tree to accommodate a revised access to the car parking at the rear of the site, is not acceptable. Furthermore you should note that this tree would require protection and consideration for any proposed access way. For your information, generally it is unlikely that a street tree would be allowed to be removed unless the specimen is less than a year old.

7. Sustainability:

Any proposed development should make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy (Be Lean; Be Clean; Be Green). You are required to demonstrate that sustainable design standards are integral to the proposal, including construction and operation, and ensure that they are considered at the beginning of the design process. Residential schemes require:

- a. 19% reduction in CO2 emissions over 2013 Building Regulations. Prior to first occupation we require a copy of the EPC certificate(s) as evidence that the target has been met. Were you to further intensify the site to achieve more units this would rise to 35%.
- b. The scheme shall be designed and built so mains water consumption would meet a target of 110 litres or less per head per day

8. Surface Water Flooding

The site is adjoining a surface water flood risk area and as such account will need to be had to sustainable urban drainage systems. The development will require incorporation of sustainable urban drainage systems (SuDs) which must be specified in any submission and this includes, but is not limited to, addressing the following issues in order of preference:

- Discharge surface run-off into the ground
- To a surface water body
- To a surface water sewer, highway drain or another drainage system
- To a combined sewer

You are advised to consider using permeable paving where appropriate and to incorporate green roofs / living walls wherever possible so as to reduce the impact from surface water runoff.

9. Community Infrastructure Levy:

In accordance with London Plan Policy 8.3, the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL), to be paid on the commencement of new development in Greater London in relation to planning applications determined. The charge for Croydon is currently £24.41 per square metre of additional floorspace.

In addition to the Mayoral CIL development proposals would also be subject to Croydon's Community Infrastructure Levy (CIL). The charge is currently £142.00 per square metre of additional floor space. Further information is available at:

<http://www.croydon.gov.uk/planningandregeneration/croydons-planning-policy-framework/community-levy/>

Summary:

Overall, the scheme to provide additional residential units at the location could be acceptable in principle. Subject to the alterations to the scheme suggested at the pre-application meeting and in the letter above there would be scope for a development of this type here. However, the scheme as it stands would not be considered acceptable and is an overdevelopment. At this stage, it is considered that the proposal would be detrimental to the character area given the bulky and over developed nature of the proposal and would be out of keeping.

Ideally, a reduction in the number of units provided at the site, could alleviate some of the issues whilst still providing a scheme that meets that NDSS standards, and the provision of adequate amenity space and car parking. Ideally a three bedroom unit should be accommodated on the site. Thus as it currently stands the scheme would not receive a favourable decision.

However, subject to the amendments and alteration suggested at the meeting and highlighted above these concerns could be mitigated. Given that there are a number of alterations sought as part of this pre-application scheme, it may be prudent to submit a further pre-application submission prior to any full application. This would be encouraged to ensure that any application submitted can be supported; we will not entertain amendments and dialogue during the course of a formal planning application.

Any given advice by Council Officers from pre-application enquiries does not constitute a formal response or decision of the Council with regard to future planning consents. Any views or opinions expressed are given in good faith and to the best of ability without prejudice to formal consideration of any planning application, which was subject to public consultation and ultimately decided by the Council. You should therefore be aware that officers cannot give guarantees about the final form or decision that will be made on your planning or related applications.

Should you wish to proceed, planning application forms are available from the Council's website or from Bernard Weatherhill House, and these should be completed and submitted together with relevant detailed drawings and any other appropriate information necessary for the Council to determine the application. It normally takes approximately 13 weeks for a decision to be made for a Major development application and 8 weeks for all other applications. If you wish to pursue this proposal further, then it is imperative that the following information is submitted with any planning application, in addition to detailed, scaled, drawings of the development that should also show the relationship with adjoining properties:-

- 1) Completed application forms
- 2) Ownership certificate and notice
- 3) Agricultural holdings certificate
- 4) Site location plan (outlined in red)
- 5) Full plans and elevations including contextual street scene information
- 6) Hard and soft landscaping plan

- 7) Tree report including tree protection plan
- 8) Transport Statement
- 9) SUDs details
- 10) The appropriate fee

I trust this gives you sufficient information to consider further. You will nevertheless appreciate that the above comments are an informal officer opinion only and made without prejudice to any final decision that the Council may wish to take in respect of any formal planning application that may be submitted.

In the meanwhile should you have any further concerns or enquiries please do not hesitate in contacting me.

Yours Sincerely,

A large, irregular black redaction mark covering the signature area.

Deputy Team Leader

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

Please ask for/reply to: [REDACTED]
Tel/Typetalk: 0208 726 6000 [REDACTED]
Minicom: 020 8760 5797
Email: xxxxxxxxxxxx.xxxxxxxxxx@xxxxxxx.xxx.xx

Your ref:
Our ref: P/PC/South Area Team/DCRN
Date: 14th February 2018

Dear Councillor

Application Number: 18/00588/FUL

Location: 4 Rectory Park, South Croydon, CR2 9JL, ,

Details of Application: Demolition of existing building: erection of a two storey building with accomodation in roofspace comprising 3 two bedroom, 2 one bedroom and 2 three bedroom flats : formation of vehicular access onto Borrowdale Drive and provision of associated parking spaces, cycle storage and refuse store.

The Council has received the planning application described above.

Why we are contacting you

This planning application is in the ward Sanderstead and under the Council's Constitution you are notified so that you can make representations on the application and, if you think it necessary, request that the application be referred to committee for consideration.

How to view the application

Details of this application can be seen at: [Case details](#)

By selecting the "Documents" tab when in the application details you are able to view the forms and drawings submitted.

Please note that for application that have not been submitted to the Council electronically via the planning portal there can be a delay of up to 24 hours from the time of this email for the forms and drawings to appear online as they have to be scanned and are uploaded overnight.

Please use the Members Hotline (020 8760 5419) if the forms and drawings are not

available or if you have any other queries relating to the online data.

If you wish to discuss the application please contact the case officer as shown in the contact details within the link above.

How to comment on the application

If you wish to comment on the application (either by supporting it or raising objections to it), please respond to xxxxxxxxxxxx.xxxxxxxxxx@xxxxxxx.xxx.xx by 14th March 2018 setting out your comments. Do not reply to an email address other than this one as that email address may not be monitored (eg the officer may be on leave) and your comments may not be actioned.

How to refer the application to committee

If you think that this application should be considered by committee under the Committee Referral Procedure (Planning and Planning Sub-Committee Procedure Rules Part 4K of the Constitution) then you must include the following information in your email reply by the deadline date 14th March 2018.

- Whether you object to or support the application
- The reasons for your objection/support
- Clearly state that you wish the application to be referred to committee for consideration

The application will only be reported to committee if the recommendation is for approval and you have objected to it or it's for refusal and you have supported it.

If you state that you wish the application to be referred to committee for consideration it will only be considered by committee if you attend on the night to address the committee on your concerns. However, if committee referral has been triggered for other reasons, Members will consider the planning application as required by the Constitution.

Other information

Publicity for planning applications is principally carried out by means of the display of one or more site notices close to the application site.

Please note that this email notification only relates to a planning application in your Ward. If you wish to check other planning applications within Croydon as a whole then please view the weekly list from the online planning register links below.

Go to "Quick Search" to view a weekly list going back from today's date. If you wish to view previous weekly lists then select "More Search Options" and add the relevant dates. You can also narrow your search by adding certain parameters, such as selecting a ward.

Please use the Members Hotline Number (020 8760 5419) if you require any further guidance.

Yours sincerely

Pete Smith
Head of Development Management

Contact details for Development Management

Phone: 020 8726 6800

Email: xxxxxxxxxx.xxxxxxxxxx@xxxxxxx.xxx.xx

Mail: Development Management, Place Department, 6th Floor, Zone A/B
Bernard Weatherill House, 8 Mint Walk, Croydon CR0 1EA

Online Planning Register for the Weekly list and other search options

[Planning Applications and Appeals - Quick Search Page](#)

[Planning Applications & Appeals - More Search Options](#)

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

Please ask for/reply to: [REDACTED]
Tel/Typetalk: 0208 726 6000 [REDACTED]
Minicom: 020 8760 5797
Email: xxxxxxxxxxxx.xxxxxxxxxx@xxxxxxx.xxx.xx

Your ref:
Our ref: P/PC/South Area Team/DCRN
Date: 12th June 2018

Dear Councillor

Application Number: 18/00588/FUL

Location: 4 Rectory Park, South Croydon, CR2 9JL, ,

Details of Application: Demolition of existing building: erection of a two storey building with accomodation in roofspace comprising 3 two bedroom, 2 one bedroom and 2 three bedroom flats : formation of vehicular access onto Borrowdale Drive and provision of associated parking spaces, cycle storage and refuse store.

I refer to previous correspondence concerning the application described above. This application is due to be considered by the Planning Committee at its meeting on 21 June 2018 starting at 6.30pm, in the Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX .

You or your representative are entitled to speak at the meeting. I attach below for your attention the **Procedure for Participation at the Council's Planning Committees**.

You are reminded that if you wish to address the committee then you must notify the committee clerk by 4pm on the Tuesday prior to the day of the meeting. All parties (objectors, applicants, MP/GLA members and ward members) must do this otherwise they may not be able to speak at the committee. Email or telephone should be used for this purpose:

Email: xxxxxxxxxx.xxxxxxxxxx@xxxxxxx.xxx.xx

Or

Phone: 020 8726 6000 ext 84246

Please also note that if you do not register your attendance at the Town Hall with the Democratic Services representative in attendance at the meeting at least 15 minutes

before the meeting starts, the item may be reverted to the Director of Planning to deal with under delegated powers and not be considered by the committee.

I attach, for your information, a copy of the report on this item.

The recommendation for this application is Permission Granted.

Yours sincerely

Pete Smith
Head of Development Management

Contact details for Development Management

Phone: 020 8726 6800

Email: xxxxxxxxxxx.xxxxxxxxxx@xxxxxxxx.xxx.xx

Mail: Development Management Service
6th Floor, Zone B
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

PROCEDURE FOR PARTICIPATION AT THE COUNCIL'S PLANNING COMMITTEES

1. Meetings of the council's planning committees generally take place at the Town Hall in Katherine Street (CR0 1NX). The location and time the meeting is expected to begin will be stated on the agenda papers. This procedure relates to the consideration of a planning application that is reported on the "Planning Applications for Decision" part of the agenda. In exceptional circumstances, the procedure can be modified at the Chair's discretion.

The Procedure

2. All of the individuals and organisations who have expressed views (by letter or email) on an application will be sent a letter/email that informs them that the application will be considered by committee. The letter/email will explain the provisions regarding public speaking.
3. For each planning application there are five separate speaking slots. For applications for planning permission for the following development types the speaking slots shall be a maximum of five minutes each:
 - A residential development containing 200 or more new dwellings or, where the number of dwellings is not given, the site area is 4 hectares or more; or
 - the erection of a building or buildings with a gross floor space of 10,000 square metres or more or, where the floor space is not given, the site area is 2 hectares or more.
4. For all other items, speaking slots shall be a maximum of three minutes each.

5. For each planning application there are five separate slots allocated to objectors, the applicant (or his/her agent/representative/supporter), the MP, GLA member and ward members. The procedure at the committee for considering each application shall be as follows:
 - The planning application will be introduced by officers
 - Through the chair, committee members may ask questions of clarification
 - Public speaking shall be as follows:
 - An objector (if booked and registered to speak) can address the committee
 - The applicant/agent or supporter (if booked and registered to speak) can address the committee
 - The MP (if they have referred in accordance with the constitution and registered to speak) can address the committee
 - The GLA member (if they have referred in accordance with the constitution and registered to speak) can address the committee
 - The ward member(s) (if registered to speak) can address the committee
 - Officers will present the report and introduce the main issues
 - The committee will consider the item and reach a decision
6. There is not a separate speaking slot for supporters but if there are supporters who wish to address the committee, then it is at the discretion of the applicant whether they include them within their speaking slot, sharing the allocated time.
7. Requests to address a committee will not be accepted prior to the publication of the agenda.

Booking your speaking slot in advance

8. Any objector or applicant who wishes to address the committee must notify the Democratic Services Manager by 4pm on the Tuesday prior to the day of the meeting otherwise they may not be able to speak at the committee. Email or telephone should be used for this purpose:

Email: xxxxxxxx.xxxxxxxx@xxxxxxx.xxx.xx
Phone: 020 8726 6000 ext 84246

9. You should provide your name and contact details (email address and/or phone number) so that changes in arrangements can be communicated. In addition, if you agree, where more than one person has registered to speak contact details will be shared so that contact can be made to resolve either who will address the committee or how they will divide up the time allocated to them.
10. If you need special arrangements (such as an interpreter) you must bring this to the attention of the Democratic Services Manager when registering to speak so that arrangements can be put in place.

Arrangements on the committee night

11. On the night of the committee meeting all public speakers (objectors, applicants, MP, GLA member and ward members) must register their attendance at the Town Hall with the Democratic Services representative in attendance at the meeting at least 15 minutes before the meeting starts.

12. Any item that is on the agenda because it has been referred by a MP, GLA member, ward member, Resident Association or Conservation Area Advisory Panel, and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall, the item will be reverted to the Director of Planning to deal with under delegated powers and not be considered by the committee.
13. Where more than one objector has registered to speak and the arrangements have not been resolved in advance, the Democratic Services representative will inform the parties involved as they register so that they can decide either who will address the committee or how they will divide up the allocated speaking slot. Objectors are expected to come to an agreement between themselves on this. Where objectors cannot come to an agreement, the chair will be notified of this and the chair will decide who will be accorded the right to speak. Preference will normally be given to those who are potentially most affected by the planning application and particularly those closest to the application site. The chair may take advice from officers in making this decision. In order to ensure the most efficient progress of committee business on the evening, the decision of the chair will be communicated directly to the Democratic Services representative. That decision will be final and not be the subject of further debate, including in the committee.
14. If more than one ward member indicates that they wish to speak, they will share the speaking slot equally, unless they agree a different distribution of the time.
15. If a ward member has registered to speak but is unable to attend the committee, they can nominate a substitute member to address the committee on their behalf.
16. If more than one MP indicates that they wish to speak, they will share the speaking slot equally, unless they agree a different distribution of the time.
17. Where the recommendation is for approval and the applicant is the only person registered to speak, the applicant will not be expected to address the committee unless there are matters that they disagree with in the committee report (including omissions) that they wish to bring to the committee's attention.

Addressing the committee

18. All those involved in public speaking are restricted to a verbal presentation only. The officer slide presentation is therefore not available for use by public speakers. The distribution of additional material or information to members of the committee is not permitted once the meeting starts. If a speaker, or any other member of the public, wishes to bring material to the committee's attention they need to either supply it to the Development Management service, if it is written material, by noon on the day of committee to include in the Addendum Report or otherwise send it direct to members of the committee before the meeting.
19. Following the completion of a speaker's address to the committee, that speaker shall take no further part in the proceedings of the meeting unless directed to do so by the chair of the committee.

If speakers and other members of the public wish to leave the meeting after the item that they are interested in has been determined, they should do so quickly and quietly so as to not disturb the meeting.

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

Please ask for/reply to: [REDACTED]
Tel/Typetalk: 0208 726 6000 [REDACTED]
Minicom: 020 8760 5797
Email: xxxxxxxxxxxx.xxxxxxxxxx@xxxxxxxx.xxx.xx

Your ref:
Our ref: P/PC/South Area Team/DCRN
Date: 7th March 2018

Dear Councillor

Application Number: 18/00588/FUL

Location: 4 Rectory Park, South Croydon, CR2 9JL, ,

Description: Demolition of existing building: erection of a two storey building with accommodation in roofspace comprising 3 two bedroom, 2 one bedroom and 2 three bedroom flats : formation of vehicular access onto Borrowdale Drive and provision of associated parking spaces, cycle storage and refuse store.

Thank you for your recent referral regarding the above application.

I will write to you again to either invite you to the appropriate meeting of the Planning Committee or to inform you that at a Delegated Business meeting permission has been refused or that the application has been withdrawn/not determined.

Yours sincerely

Pete Smith
Head of Development Management

Contact details for Development Management

Phone: 020 8726 6800

Email: xxxxxxxxxxx.xxxxxxxxxx@xxxxxxxx.xxx.xx

Mail: Development Management Service
6th Floor, Zone A/B
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

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

Please ask for/reply to: [REDACTED]
Tel/Typetalk: 0208 726 6000 [REDACTED]
Minicom: 020 8760 5797
Email: xxxxxxxxxxxx.xxxxxxxxxx@xxxxxxx.xxx.xx

Your ref:
Our ref: P/PC/South Area Team/DCRN
Date: 14th February 2018

Dear Councillor

Application Number: 18/00588/FUL

Location: 4 Rectory Park, South Croydon, CR2 9JL, ,

Details of Application: Demolition of existing building: erection of a two storey building with accomodation in roofspace comprising 3 two bedroom, 2 one bedroom and 2 three bedroom flats : formation of vehicular access onto Borrowdale Drive and provision of associated parking spaces, cycle storage and refuse store.

The Council has received the planning application described above.

Why we are contacting you

This planning application is in the ward Sanderstead and under the Council's Constitution you are notified so that you can make representations on the application and, if you think it necessary, request that the application be referred to committee for consideration.

How to view the application

Details of this application can be seen at: [Case details](#)

By selecting the "Documents" tab when in the application details you are able to view the forms and drawings submitted.

Please note that for application that have not been submitted to the Council electronically via the planning portal there can be a delay of up to 24 hours from the time of this email for the forms and drawings to appear online as they have to be scanned and are uploaded overnight.

Please use the Members Hotline (020 8760 5419) if the forms and drawings are not

available or if you have any other queries relating to the online data.

If you wish to discuss the application please contact the case officer as shown in the contact details within the link above.

How to comment on the application

If you wish to comment on the application (either by supporting it or raising objections to it), please respond to xxxxxxxxxxxx.xxxxxxxxxx@xxxxxxx.xxx.xx by 14th March 2018 setting out your comments. Do not reply to an email address other than this one as that email address may not be monitored (eg the officer may be on leave) and your comments may not be actioned.

How to refer the application to committee

If you think that this application should be considered by committee under the Committee Referral Procedure (Planning and Planning Sub-Committee Procedure Rules Part 4K of the Constitution) then you must include the following information in your email reply by the deadline date 14th March 2018.

- Whether you object to or support the application
- The reasons for your objection/support
- Clearly state that you wish the application to be referred to committee for consideration

The application will only be reported to committee if the recommendation is for approval and you have objected to it or it's for refusal and you have supported it.

If you state that you wish the application to be referred to committee for consideration it will only be considered by committee if you attend on the night to address the committee on your concerns. However, if committee referral has been triggered for other reasons, Members will consider the planning application as required by the Constitution.

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Please use the Members Hotline Number (020 8760 5419) if you require any further guidance.

Yours sincerely

Pete Smith
Head of Development Management

Contact details for Development Management

Phone: 020 8726 6800

Email: xxxxxxxxxx.xxxxxxxxxx@xxxxxxxx.xxx.xx

Mail: Development Management, Place Department, 6th Floor, Zone A/B
Bernard Weatherill House, 8 Mint Walk, Croydon CR0 1EA

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Croydon CR0 1EA

Please ask for/reply to: [REDACTED]
Tel/Typetalk: 0208 726 6000 [REDACTED]
Minicom: 020 8760 5797
Email: [REDACTED]@croydon.gov.uk

Your ref: xxxxxxxxxxxxxxxxxxxxxxxxx@xxxxxxxx.xxx.xx
Our ref: P/PC/South Area Team/DCRN
Date: 14th February 2018

Dear Transportation Team

Application Number: 18/00588/FUL

Location: 4 Rectory Park, South Croydon, CR2 9JL, ,

Description: Demolition of existing building: erection of a two storey building with accommodation in roofspace comprising 3 two bedroom, 2 one bedroom and 2 three bedroom flats : formation of vehicular access onto Borrowdale Drive and provision of associated parking spaces, cycle storage and refuse store.

The Council has received the planning application described above.

Please can we have your observations on the application within 21 days of this notification.

Details of this planning application received can be viewed via our web pages at:

[Case details](#)

Please note that by selecting the "Documents" tab when in the application details you are able to view the forms and drawings submitted.

If you wish to discuss the application please contact the case officer Robert Naylor

Yours sincerely

Pete Smith
Head of Development Management

Contact details for Development Management

Phone: 020 8726 6800

Email: xxxxxxxxxxxxx@xxxxxxxx.xxx.xx

Mail: Development Management Service
6th Floor, Zone B

Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA