

Riaz, Ahtisham

Subject: Pre-application meetings

From: Naylor, Robert
Sent: 18 September 2017 10:05
To: Rafael Porzycki <rafael.porzycki@aventier.com>
Cc: Rob Allen <rob.allen@aventier.com>
Subject: RE: Pre-application meetings

Dear Rafael,

Thank you for the email. I have sent the pre-application out to our internal consultees and I am awaiting responses for all of them at the moment.

However, given that I have previously dealt with some of the sites before, I would be happy to do the following four sites in one meeting (Phew!):

- BX18 – 1A West Hill Road (Ref: 17/03554/PRE)
- BX23 – 11 Britton Road (Ref: 17/03563/PRE)
- BX24 – 29 Beech Avenue (Ref: 17/03547/PRE)
- BX25 – 21A Green Lane (Ref: 17/03567/PRE)

I have the following availability:

- Tuesday 2nd October 2017 12:00 – 14:00
- Wednesday 3rd October 2017 12:30 – 14:00
- Wednesday 3rd October 2017 15:00 – 17:00

Could you let me know which one would be the most convenient with you and I will get a room booked here at the Council.

Kind regards

ROBERT NAYLOR
Deputy Team Leader – South Area Team

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

Tel: 0208 726 6800

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From: Rafael Porzycki [<mailto:rafael.porzycki@aventier.com>]

Sent: 18 September 2017 08:30

To: Robert Naylor <Robert.Naylor@croydon.gov.uk>

Cc: Rob Allen <rob.allen@aventier.com>

Subject: Pre-application meetings

Dear Robert,

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In our basket we have now 6 pre-application that needs planning advice as follows.

ADDRESS	SITE VISIT	MEETING	URGENCY
BX07 & BX17 – 142 & 140 Pampisford Road	I don't have this case at the moment	?	high
BX18 – 1A West Hill Road	N/A – I have been there previously	See above	high
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BX24 – 29 Beech Avenue	N/A – I have been there previously	See above	high
BX25 – 21A Green Lane	21/09/17	See above	high
BX28 – 43 Downsway Road	I don't have this case at the moment	?	medium

It will be great if we could fit them into one or two days.

Please let us know how you are with time availability.

Kind regards,

Rafael Porzycki
Head of Planning
T. (0)203 318 3831
rafael.porzycki@aventier.com
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Subject: FW: Pre-application meetings

From: Naylor, Robert
Sent: 20 September 2017 22:21
To: Rafael Porzycki <rafael.porzycki@aventier.com>
Cc: Rob Allen <rob.allen@aventier.com>
Subject: RE: Pre-application meetings

Rafael,

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I will try and get a room booked here for the 5th October 2017 15:00 – 17:00 if that fits in with you for these pre-apps? So the updated table should look like

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From: Rafael Porzycki [<mailto:rafael.porzycki@aventier.com>]
Sent: 20 September 2017 10:00
To: Robert Naylor <Robert.Naylor@croydon.gov.uk>
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Dear Robert,

I can confirm that I will be coming to London for pre-application meetings as proposed 02/03-10-17.

If there is any change in your diary please let me know in advance.

IMPORTANT - 140 & 142 Pampisford Road is time sensitive option which is already in the system as well as 43 Downsway Road and it could be great if we could dedicated additional meeting which are at present in your diary to speak about this ones too preferably on Monday, Tuesday or Thursday.

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From: Rafael Porzycki [<mailto:rafael.porzycki@aventier.com>]
Sent: 18 September 2017 08:30
To: Robert Naylor <Robert.Naylor@croydon.gov.uk>
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Riaz, Ahtisham

Subject: FW: Pre-application meetings

From: Naylor, Robert
Sent: 21 September 2017 13:21
To: Rafael Porzycki <rafael.porzycki@aventier.com>
Cc: Rob Allen <rob.allen@aventier.com>
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Rafael/Rob,

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From: Rafael Porzycki [mailto:rafael.porzycki@aventier.com]
Sent: 21 September 2017 06:50
To: Robert Naylor <Robert.Naylor@croydon.gov.uk>
Cc: Rob Allen <rob.allen@aventier.com>
Subject: RE: Pre-application meetings

Dear Robert,

3,4,5 of October is Tuesday, Wednesday and Thursday.

Please check your calendar and confirm.

Kind Regards,

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Riaz, Ahtisham

Subject: FW: Pre-Application responses - Various sites
Attachments: LLFA Flood Advice.pdf; Second Pre App Letter - 29 Beech Ave - NT amended.pdf; Pre App Letter - 11 Briton Hill Road - NT amended.pdf; Pre App Letter - 43 Downsway - NT amended.pdf; Pre App Letter - 21A Green Lane - NT Amended.pdf; Second Pre App Letter - 1A West Hill NT amended.pdf

From: Naylor, Robert
Sent: 13 October 2017 14:48
To: Rafael Porzycki <rafael.porzycki@aventier.com>; Rob Allen <rob.allen@aventier.com>
Cc: Gentry, Ross <Ross.Gentry@croydon.gov.uk>
Subject: Pre-Application responses - Various sites

Dear Rafael & Rob,

Following our lengthy pre-application meetings last week, I have produced the attached pre-application responses for the following schemes:

- 1A West Hill Road (Ref: 17/03554/PRE)
- 11 Britton Road (Ref: 17/03563/PRE)
- 29 Beech Avenue (Ref: 17/03547/PRE)
- 21A Green Lane (Ref: 17/03567/PRE)
- 43 Downsway Road (Ref: 17/04670/PRE)

I have also draft a response on the 140 & 142 Pampisford Road (Ref: 17/04405/PRE) however this needs to be reviewed by my senior colleagues before I can issue this one, but I hope to have that with you by next week.

Kind regards

ROBERT NAYLOR
Deputy Team Leader – South Area Team

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**DON'T MESS
WITH CROYDON**
TAKE PRIDE.

London Borough of Croydon - LLFA General Flood Advice

Name of enquirer:	Site name/reference
Date enquiry received:	Enquiry method: email
Date of response:	Response method: email
Development description: proposal to redevelop the site to provide ground floor commercial units with residential flats above.	
Summary of Local Flood risks in the vicinity of the site	
<p>Flood Risk from Surface Water</p> <p>Flood Risk from Groundwater</p> <p>Fluvial Flood Risk/ Flood Risk from Ordinary Watercourses</p>	
What we expect relating to site drainage and flood risk management in the London Borough of Croydon	
<p>In accordance with the NPPF and Planning Practice Guidance, all applicants for major developments must give priority to the provision of Sustainable Drainage Systems (SuDS) unless demonstrated to be inappropriate.</p> <p>Additionally, the government published a ministerial statement (HCWS161) on sustainable drainage systems on 18th December 2014 whereby decisions on planning applications relating to major development must ensure that SuDS for the management of runoff are put in place, unless demonstrated to be inappropriate. The applicant must demonstrate that the proposed minimum standards of operation are appropriate and that there are clear arrangements in place for ongoing maintenance. The ministerial statement is currently referenced by Defra as Sustainable Drainage Systems Policy to be used in conjunction with the NPPF.</p> <p>The Croydon Local Plan Strategic Policy SP6.4 requires <i>'major developments in Flood Zone 1 and all new development within Flood Zones 2 and 3 to provide site specific Flood Risk Assessments proportionate with the degree of flood risk posed to and by the development, taking account of the advice and recommendations within the Council's Strategic Flood Risk Assessment and Surface Water Management Plan'</i>.</p> <p>The London Borough of Croydon expects all new developments to meet the drainage requirements of the London Plan 2011, policy 5.13 and its supporting document; Sustainable Design and Construction Supplementary Planning Guidance (2014) as detailed below:</p> <p><i>Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:</i></p> <ol style="list-style-type: none"> 1. <i>store rainwater for later use</i> 2. <i>use infiltration techniques, such as porous surfaces in non-clay areas</i> 3. <i>attenuate rainwater in ponds or open water features for gradual release</i> 4. <i>attenuate rainwater by storing in tanks or sealed water features for gradual release</i> 5. <i>discharge rainwater direct to a watercourse</i> 6. <i>discharge rainwater to a surface water sewer/drain</i> 	

7. discharge rainwater to the combined sewer.

The Sustainable Design and Construction Supplementary Planning Guidance (2014) supports that *developers will be expected to clearly demonstrate how all opportunities to minimise final site runoff, as close to greenfield rate as practical, have been taken.* The minimum expectation for development proposals is to achieve at least 50% attenuation of the site's (prior to re-development) surface water runoff at peak times.

In drawing up their schemes applicants should refer to the most recent SuDS Manual (C753), published in November 2015, in addition to the Susdrain website (www.susdrain.org) and CIRIA Guidance (www.susdrain.org/resources/ciria-guidance), as this includes a wealth of detailed information on sustainable drainage to assist the developer in managing surface water drainage. Reference to the technical guidance in Defra/EA Rainfall Runoff Management for new Developments science report, Revision E provides applicants with advice on the management of stormwater drainage and in particular to assist in sizing of storage elements for the control and treatment of stormwater runoff. Applicants may also want to use the online tool from www.UKSuds.com to help derive preliminary calculations.

Further advice for your site

In line with local and national policy, the development must strive to intercept, store and attenuate as much surface water as possible, working to achieve greenfield runoff rates post development (on greenfield sites) or as close to greenfield runoff rates as possible (on brownfield sites).

Any development at this site must carefully consider the locally known flood risks, particularly the impact on surface water flood risk beyond the site boundary. Drainage design should consider influence on water quality of local watercourses via the local drainage network and overland flow.

SuDS can be implemented on any type of site regardless of the development density or space constraints and must be considered as part of the runoff management arrangements for the site. A wealth of information is available to guide your drainage design through the Susdrain website:


<http://www.susdrain.org/resources/other-guidance.html>

Buildings with flat roofs or areas of flat roof are well suited to 'living roofs' which can intercept rainfall from entering the drainage system as well as provide multiple other benefits. Please see the Living Roofs website or London Borough of Islington, Green Roofs and walls: Good Practice Guide 1 for more information.

We would encourage consideration of how sustainable drainage features can be incorporated into the green landscaping of the site, providing improved amenity and visual landscape as well as more natural and easy to maintain drainage features.

We expect applicants to prioritise SuDS at the top of the 'SuDS hierarchy' in terms of sustainability and multiple benefits before considering subsurface hard engineered options. Although infiltration to ground may not always be appropriate, lined infiltration features should still be prioritised where possible over tanks or pipes which offer no water quality benefit.

Figure 1: SuDS Hierarchy (Source: Environment Agency Thames Region, 2006, *SuDS - A Practical Guide*)

Most Sustainable  Least Sustainable	SUDS technique	Flood Reduction	Pollution Reduction	Landscape & Wildlife Benefit
	Living roofs	✓	✓	✓
	Basins and ponds	✓	✓	✓
	- Constructed wetlands - Balancing ponds - Detention basins - Retention ponds			
	Filter strips and swales	✓	✓	✓
	Infiltration devices - soakaways - infiltration trenches and basins	✓	✓	✓
	Permeable surfaces and filter drains - gravelled areas - solid paving blocks - porous paviers	✓	✓	
	Tanked systems - over-sized pipes/tanks - storms cells	✓		

Your submitted drainage proposals

All Major Planning Applications must include a submission entitled **Drainage Strategy** or **Flood Risk Assessment with Drainage Strategy** in order to be validated.

The Lead Local Flood Authority (LLFA) reserves the right to raise an automatic objection to granting planning permission where the drainage strategy is not clearly included within a planning application. It will not be acceptable to leave the design of SuDS to a later stage to be dealt with by planning conditions.

What should be included?

Outline Planning Permission

Your understanding of local flood risk and site drainage should influence the final layout of your site. As part of your outline application, your drainage strategy must include the following as a minimum

- Requirements of a site-specific FRA as outlined in paragraph 030 and 031 of the Planning Practice Guidance. Applicants should ensure they have consulted all available flood risk information including the Croydon Strategic Flood Risk Assessment, Surface Water Management Plan, Local Flood Risk Management Strategy and any local Flood Investigation Reports;
- Site drainage patterns – examination of the current and previous drainage patterns on site including an understanding of how surface water would flow across the site;
- Indicative runoff rates and attenuation volumes over the development's lifetime;
- Infiltration assessment – where you do not yet have access to the site, include an assessment of soil types and geology for infiltration potential. The Croydon SWMP can support this; and,
- Concept surface water management strategy including a rationale for SuDS selected in line with the London Plan, with indicative layouts and sizing on the site.

Full Planning Permission

Your submission must include the following elements as a minimum;

- a) Requirements of a site-specific FRA as outlined in paragraph 030 and 031 of the Planning Practice Guidance. *Applicants should ensure they have consulted all available flood risk information including the Croydon Strategic Flood Risk Assessment, Surface Water Management Plan, Local Flood Risk Management Strategy and any local Flood Investigation Reports;*
- b) Detailed site layout at an identified scale;
- c) Topographical survey of the site, with contours with a demonstrated understanding of how surface water would flow across the site;
- d) Evidence of investigation of ground conditions and groundwater levels in accordance with the proposed site drainage proposals;
 - Where infiltration SuDS are proposed, they should be supported by infiltration testing in accordance with BRE365 or CIRIA guidance R156.
- e) Calculations of;
 - change in impermeable areas between the current site and proposed site;
 - existing and proposed runoff rates and volumes during 1 in 1 year, 1 in 30 year, 1 in 100 year and 1 in 100 year + climate change storm events; and
 - water storage capacity of the proposed drainage features.With demonstration that they meet the requirements of the policy;
- f) Demonstration that the proposed form of drainage has regard to the SuDS hierarchy in the London Plan and industry best practice with robust evidence to support proposals where SuDS are deemed inappropriate. A statement on the benefits this brings in terms of water quality, environmental and social benefits should be provided;
- g) Plans, drawings and specification of SuDS proposed;
- h) Details of any offsite works required, together with necessary consents (where relevant);
- i) Maintenance Plan - Details of the management and maintenance for all SuDS and how they will be secured for the lifetime of the development. An example of an appropriate management plan can be found on [Susdrain](#) - Useful frameworks and checklists; and,
- j) Details on the proposed emergency overflow arrangement in the event of exceedance

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

Mr Rafael Porzycki
Aventier Landbank Ltd
Unit 7, 7 Mulberry Place
Pinnel Road
London
SE9 6AR

Please ask for/reply to: Robert Naylor
Tel/Typetalk: 020-8726-6800
Minicom: 020-8760-5797
E-mail: Robert.Naylor@croydon.gov.uk

Our ref: 17/03554/PRE
Date: 13th October 2017

Without Prejudice

Dear Mr Rafael Porzycki,

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Site: 1A West Hill, South Croydon

Proposal: Demolition of existing dwelling and replacing with single block of apartments which is containing 9 flats. Proposal is associated with parking spaces for 9 cars, cycle storage and refuse store

I write in response to your second pre-application enquiry, submitted drawings and our meeting at Bernard Weatherill House on Tuesday 3rd October 2017. Comments have been provided on the basis of the plans initially submitted.

This is the second pre-application query at this site which consists of a large dwellinghouse located on a fairly large plot, access via the northern side of West Hill. The surrounding area is mainly residential and there is an existing large flatted development adjoining the site to the south (1 West Hill). The site is located in a Local Area of Special Character (LASC) and within an archaeological priority zone (APZ).

In terms of planning history the following is considered relevant to this site:

- A lawful development certificate was issued at the site (Ref: 05/03431/LP) for the erection of a rear conservatory in October 2005.

There has been a previous pre-application query (Ref: 17/00985/PRE) at the site. The conclusion of the previous scheme was whilst the principle of the development was acceptable the number of units at the site should be reduced; more three bedroomed units should be included at the site and that the design of the scheme required some more thought.

National Policy

At the national level any application would be considered under the National Planning Policy Framework (March 2012). I have no doubt you are fully cognoscente with the NPPF so will not go into further detail here.

Regional Policy

At the regional level the London Plan consolidated with alterations since 2011 (March 2016) is relevant and you should address any requirements as part of your submission.

Key policies relevant to your submission are employment (policies 2.17, 4.4), transport (policies 6.3, 6.11, 6.12, 6.13 and 6.14), design (policies 7.4, 7.5 and 7.6), flooding (policies 5.12 and 5.13), sustainability (policies 5.1, 5.2 and 5.3) and air quality (policies 7.14 and 7.15).

Local Policy

Croydon Local Plan: Strategic Policies (CLP1)

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.

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Key policies relevant to your submission are homes (SP2), urban design and local character (SP4), environment and climate change (SP6) and transport (SP8).

UDP Saved Policies

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) and EP1 (control of potentially polluting uses).

CLP1.1 and Croydon Local Plan: Detailed Policies and Proposals (CLP2)

As you should be aware, CLP1.1 (partial review of CLP1) and CLP2 are nearing formal adoption and the weight to be attributed to the policies will increase. The public examination took place between 16th May and 31st May 2017. We have now (23rd August) opened consultation on the Main Modifications, changes which the Inspector considers are necessary to make the plan sound for adoption. We are expecting the Inspectors decision letter in late autumn of this year.

Policies of most relevance to your submission in CLP2 are DM11 (design and character), DM14 (refuse), DM24 (development and construction), DM25 (contamination), DM26 (SuDS and flood risk), DM30 (sustainable transport and reducing congestion) and DM31 (car/cycle parking).

Planning considerations:

As with the previous pre-application scheme the main issues are as follows: 1) 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) Surface water issues; 8) Sustainability issues; 9) Archaeological priority zone and 10) CIL requirements. These shall be dealt with in turn:

1. Principle:

As stated there is no objection to the principle of the provision of flats, subject to the material planning considerations of the other issues below. However as always 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.

2. Character and appearance:

I have concerns in respect to the evolution of this planning application and would say that I am somewhat disappointed that the proposal has increased in terms the scale and mass, indeed the scheme has increased in units from 8 to 9 units. This is in spite of the previous comments that the massing and general forms were not consistent with the local character and to this end are still not. Whilst it is acknowledged that the requested asymmetry has been introduced across the front the introduction of the large central gable detracts from this significantly.

The lowering of the eaves line has been noted and brings the proposal more inline ratio of the prevailing local character. However, in trying to accommodate the additional unit and subsequent parking space has pushed the scheme further back away from the West Hill pushing the northern eastern corner closer to the adjoining property at number 3. This should be put back on the original building line that was more in keeping at the front and back of the site.

The previous comments indicated that the rear box mass was not acceptable as it is not integrated with the main mass in appearance and is too deep. Whilst it is

acknowledged that this has been brought back, the current depth and appearance at the rear does not address these concerns. The smaller rear element is still too high and squashes the first floor element to the detriment of the scheme. In this instance the basement/lower ground floor could work with the provision of the landscaped terraces to reduce the impact of the scheme. The internal floor levels should line up through the property which would help in this regard, retaining the subservient feel to this element and thus appearing more separate.

The tiered basement garden is an improvement on the previous scheme, although the comments on the depth of the rear elements indicated above will need to be adhered to, and would provide additional light to the basement level, and improve the privacy of the private garden.

More, work is required on the formality of the landscape in accordance with the previous comments on the first pre-application scheme. The area of hardscape at the front should be broken up further with planted separating beds between parking spaces to visually appear softer than currently is the case.

As mentioned at the meeting the location of the refuse is acceptable, however the bike store should be incorporated within the main body of the building next to the refuse ideally to allow for better and easier access.

Permeable paving should be used as a preference over asphalt to maintain the existing street character, and could be used to cover over an aquifer that would assist in SUDs provision as required at this site (see point 7 below).

3. Residential amenities of adjoining occupiers:

Subject to the revised details of the rear elevation and the basement terrace the amenity space for units 3 and 4 would be more acceptable and would be in keeping with the surrounding character providing a private amenity space that would satisfy any potential occupier. The stepped effect is an improvement on the previous scheme and would soften the appearance of this area, given that it is not a feature of the locality.

It is considered that it would be unlikely that the scheme would cause any significant additional overlooking or loss of privacy for the neighbouring properties, despite the increase in the number of windows at the rear of the site, given that this is an urban environment a degree of mutual overlooking should be expected.

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 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 the majority of the units would meet the required standards:

Unit	Size	NDSS	Requirement Met
Unit 01 (2 bed – 3p)	64sqm	61sqm	Y
Unit 02 (3 bed – 4p)	74sqm	74sqm	Y
Unit 03 (2 bed – 3p)	70sqm	70sqm	Y
Unit 04 (1 bed – 2p)	60sqm	58sqm	Y
Unit 05 (2 bed – 3p)	65sqm	61sqm	Y
Unit 06 (1 bed – 2p)	51sqm	50sqm	Y
Unit 07 (1 bed – 2p)	51sqm	50sqm	Y
Unit 08 (3 bed – 4p)	81sqm	74sqm	Y
Unit 09 (3 bed – 4p)	81sqm	74sqm	Y

There is a concern in regard to the provision of the nine units at the site. This has increased the mass and scale of the proposal contrary the previous advice that the massing and general forms are not consistent with the local character and the provision of the additional parking space to accommodate the ninth space has pushed the whole scheme back. Furthermore, the London Plan currently suggests that a density of between 150-250 hr/ha would be applicable in a suburban environment with a 2 PTAL rating. Currently the density is 247 hr/ha which is under the suggested density, however the previous density of 220 hr/ha was considered more appropriate at the site and any scheme coming forward should have no more than 8 units.

You 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.

Any further scheme should also meet with the Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings', in order to be consistent with policy SP2.5 of the CLP1. It is noted that it appears that there is level access and lift to all floors and this would be supported.

5. Parking and highways:

The PTAL rating is 2 for the proposed development site which is poor, however it is a walking distance from bus stops and Sanderstead Railway Station. In general terms, any future application would require the submission of a transport statement addressing trips generated by the development and it is essential to establish how the proposed off-street parking numbers will be determined, within the context of the prevailing parking congestion in the surrounding area. Currently there are 3 x 3 bed roomed units and as such an additional space would be required at the site. Given the concerns in respect to the position of the host property in the streetscene, a reduction in the tenure and/or the number of units at the site would be supported.

The cycle parking (see point 3 above), refuse and disabled parking bays and electric vehicle charging points will need to be provided in compliance with the London Plan.

If these can be supplied at the application stage it would negate the need for conditions to be attached to any future approval. The Council would also require the following information to be submitted as part of an application for full assessment:-

- Details of access arrangement in compliance with current Highway Engineering Standards backed by scaled drawings should be submitted to. Drawings should conform to Highway visibility splay standards. Others should depict swept paths of the various vehicles accessing or exiting the site together with other associated manoeuvres by servicing vehicles to the site and emergency vehicle access to the rear.
- Details of the Car parking arrangements with electric vehicle charging points (including Cycle storage details, and disabled parking bays) in compliance with the Council's standards and the London Plan.
- A Demolition / Construction Logistic Plan (including a Construction Management Plan compliant with Chapter 8 of the Road Signs Manual for temporary Works)

6. Trees and landscaping:

There are no arboriculture objections to the proposed development. There are a few specimens within the amenity space to the rear that provide an element of screening between properties however none of these are considered of TPO quality. There is no impact on the TPO'd tree at number 1 West Hill.

Nevertheless it is proposed that these should be retained if possible and if not it is recommended that some form of replacement planting (trees or hedging) be provided to maintain that level of screening. Should an application be submitted it is expected that a full landscaping scheme and a tree survey accompanying it.

7. Surface Water Drainage Issues

The development will require incorporation of sustainable urban drainage systems (SUDs) which must be specified in any submission. These are to achieve Greenfield run-off rates and ensure surface water management and should include, but 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. I have again enclosed a copy of the Lead Local Flood Authority general flood advice for your records

8. 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.
- 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

9. Archaeological Priority Zone (APZ)

The site is located within an APZ. As part of any application we will consult Historic England who may have requirements with regard to archaeological assessment. It would be prudent to contact Historic England in order to ascertain whether not they would require further investigation of the site and what would be the scope of these works.

10. 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 £25.94 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 £150.91 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:

Once again the provision additional residential units at the location could be acceptable in principle. It is disappointing that the previous pre-application comments on the scale, massing and general forms which are not consistent with the local character have not been picked up. Moreover the increase of the scheme in terms of scale and units is not appropriate. Nevertheless, there have been improvements to the basement element, and subject to the proposed changes this could be appropriate at this particular site. 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.

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, and unfortunately the scheme would still 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 Survey
- 8) Design & Access Statement
- 9) Transport Statement
- 10) Flood Risk Assessment (this is a requirement for validation)
- 11) SUDs details
- 12) 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,

Mr Robert Naylor
Deputy Team Leader

Enc.

Riaz, Ahtisham

Subject: FW: 1A West Hill,CR2 OSB

From: Naylor, Robert
Sent: 20 November 2017 09:21
To: Haris Constanti <Haris.Constanti@aventier.com>
Cc: Rafael Porzycki <rafael.porzycki@aventier.com>
Subject: RE: 1A West Hill,CR2 OSB

Dear Haris,

Thank you for the email. These are the comments that I have received from the Strategic Transport Team, I think that they may have not updated from a previous scheme or report.

They require scaled drawings to ensure that the vehicle movements on the site can be undertaken in a safe manner and to ensure that the required Highway visibility splay standards are adhered to.

Given that the emergency vehicles and delivery vehicles etc would access from the front rather than the rear I would disregard their final comment.

Kind regards

ROBERT NAYLOR
Deputy Team Leader – South Area Team

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*Development Management (South Area Team)
Place Department
6th Floor, Zone B
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Tel: 0208 726 6800

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Others should depict swept paths of the various vehicles accessing or exiting the site together with other associated manoeuvres by servicing vehicles to the site and emergency vehicle access to the rear.

From: Haris Constanti [<mailto:Haris.Constanti@aventier.com>]
Sent: 20 November 2017 06:56

To: Robert Naylor <Robert.Naylor@croydon.gov.uk>
Cc: Rafael Porzycki <rafael.porzycki@aventier.com>
Subject: 1A West Hill,CR2 0SB

Good morning Robert,

Could you please clarify to us the point No.5 Parkings and highways from the feedback letter with REF:17/03554/PRE regarding the emergency vehicle access to the rear.

5. Parking and highways:

- Details of access arrangement in compliance with current Highway Engineering Standards backed by scaled drawings should be submitted to. Drawings should conform to Highway visibility splay standards. Others should depict swept paths of the various vehicles accessing or exiting the site together with other associated manoeuvres by servicing vehicles to the site and emergency vehicle access to the rear.

It would be great if you could get back to us today.

Kind Regards

Haris Constanti
Architect
T. (0)203 318 3831
Haris.Constanti@aventier.com

Aventier™
MAKING PROPERTY SENSE



Confidentiality note: The information contained in this message is legally privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately on (0)203 318 3831 and return the original message to us by email to info@aventier.com. Thank you.

Subject: Notes on 1A West Hill

1. Principle:

- There is 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.
- 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

2. Surface Water

- Sustainable urban drainage systems (SUDs) which must be specified in any submission.

3. Character and appearance:

- TOM TO FEED IN
- Local Area of Special Character
- The move to include refuse storage in the building line is also supported
- The bike storage needs work

4. Residential amenities of adjoining occupiers:

- Winter gardens
- Mature trees along the boundaries of the site that are to be retained and added - good

5. Housing, mix and standards:

- One 3 bed 5 person unit should be accommodated on site given that there is a loss of a family dwellinghouse.

6. Parking and highways:

- PTAL Rating is 2 for the proposed development site which is poor, however it is a walking distance from bus stops and Sanderstead Railway Station.
- Number trips generated by residential unit, access and parking details etc for assessment and approval from the transport perspective.
- Highway visibility splay and vehicle swept path Standards capturing access and exit manoeuvres of vehicles
- Detailed drawings of the Cycle storage facilities for the dwellings compliant with the London Plan

7. Trees and landscaping:

- There are no arboriculture objections to the proposed development.
- Full landscaping scheme and a tree survey.

8. Sustainability:

- 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.
- The scheme shall be designed and built so mains water consumption would meet a target of 110 litres or less per head per day

9. Community Infrastructure Levy:

- £25.94 per square metre of additional floorspace.
- £150.91 per square metre of additional floor space.

10. APZ

- Engage Historic England early

ROBERT NAYLOR

Deputy Team Leader – South Area Team

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Development Management (South Area Team)

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6th Floor, Zone B

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Mr Rafael Porzycki
Aventier Landbank Ltd
Unit 7, 7 Mulberry Place
Pinnel Road
London
SE9 6AR

Please ask for/reply to: Robert Naylor
Tel/Typetalk: 020-8726-6800
Minicom: 020-8760-5797
E-mail: Robert.Naylor@croydon.gov.uk

Our ref: 17/03554/PRE
Date: 13th October 2017

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Policies of most relevance to your submission in CLP2 are DM11 (design and character), DM14 (refuse), DM24 (development and construction), DM25 (contamination), DM26 (SuDS and flood risk), DM30 (sustainable transport and reducing congestion) and DM31 (car/cycle parking).

Planning considerations:

As with the previous pre-application scheme the main issues are as follows: 1) 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) Surface water issues; 8) Sustainability issues; 9) Archaeological priority zone and 10) CIL requirements. These shall be dealt with in turn:

1. Principle:

As stated there is no objection to the principle of the provision of flats, subject to the material planning considerations of the other issues below. However as always 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.

2. Character and appearance:

I have concerns in respect to the evolution of this planning application and would say that I am somewhat disappointed that the proposal has increased in terms the scale and mass, indeed the scheme has increased in units from 8 to 9 units. This is in spite of the previous comments that the massing and general forms were not consistent with the local character and to this end are still not. Whilst it is acknowledged that the requested asymmetry has been introduced across the front the introduction of the large central gable detracts from this significantly.

The lowering of the eaves line has been noted and brings the proposal more inline ratio of the prevailing local character. However, in trying to accommodate the additional unit and subsequent parking space has pushed the scheme further back away from the West Hill pushing the northern eastern corner closer to the adjoining property at number 3. This should be put back on the original building line that was more in keeping at the front and back of the site.

The previous comments indicated that the rear box mass was not acceptable as it is not integrated with the main mass in appearance and is too deep. Whilst it is

acknowledged that this has been brought back, the current depth and appearance at the rear does not address these concerns. The smaller rear element is still too high and squashes the first floor element to the detriment of the scheme. In this instance the basement/lower ground floor could work with the provision of the landscaped terraces to reduce the impact of the scheme. The internal floor levels should line up through the property which would help in this regard, retaining the subservient feel to this element and thus appearing more separate.

The tiered basement garden is an improvement on the previous scheme, although the comments on the depth of the rear elements indicated above will need to be adhered to, and would provide additional light to the basement level, and improve the privacy of the private garden.

More, work is required on the formality of the landscape in accordance with the previous comments on the first pre-application scheme. The area of hardscape at the front should be broken up further with planted separating beds between parking spaces to visually appear softer than currently is the case.

As mentioned at the meeting the location of the refuse is acceptable, however the bike store should be incorporated within the main body of the building next to the refuse ideally to allow for better and easier access.

Permeable paving should be used as a preference over asphalt to maintain the existing street character, and could be used to cover over an aquifer that would assist in SUDs provision as required at this site (see point 7 below).

3. Residential amenities of adjoining occupiers:

Subject to the revised details of the rear elevation and the basement terrace the amenity space for units 3 and 4 would be more acceptable and would be in keeping with the surrounding character providing a private amenity space that would satisfy any potential occupier. The stepped effect is an improvement on the previous scheme and would soften the appearance of this area, given that it is not a feature of the locality.

It is considered that it would be unlikely that the scheme would cause any significant additional overlooking or loss of privacy for the neighbouring properties, despite the increase in the number of windows at the rear of the site, given that this is an urban environment a degree of mutual overlooking should be expected.

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 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 the majority of the units would meet the required standards:

Unit	Size	NDSS	Requirement Met
Unit 01 (2 bed – 3p)	64sqm	61sqm	Y
Unit 02 (3 bed – 4p)	74sqm	74sqm	Y
Unit 03 (2 bed – 3p)	70sqm	70sqm	Y
Unit 04 (1 bed – 2p)	60sqm	58sqm	Y
Unit 05 (2 bed – 3p)	65sqm	61sqm	Y
Unit 06 (1 bed – 2p)	51sqm	50sqm	Y
Unit 07 (1 bed – 2p)	51sqm	50sqm	Y
Unit 08 (3 bed – 4p)	81sqm	74sqm	Y
Unit 09 (3 bed – 4p)	81sqm	74sqm	Y

There is a concern in regard to the provision of the nine units at the site. This has increased the mass and scale of the proposal contrary the previous advice that the massing and general forms are not consistent with the local character and the provision of the additional parking space to accommodate the ninth space has pushed the whole scheme back. Furthermore, the London Plan currently suggests that a density of between 150-250 hr/ha would be applicable in a suburban environment with a 2 PTAL rating. Currently the density is 247 hr/ha which is under the suggested density, however the previous density of 220 hr/ha was considered more appropriate at the site and any scheme coming forward should have no more than 8 units.

You 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.

Any further scheme should also meet with the Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings', in order to be consistent with policy SP2.5 of the CLP1. It is noted that it appears that there is level access and lift to all floors and this would be supported.

5. Parking and highways:

The PTAL rating is 2 for the proposed development site which is poor, however it is a walking distance from bus stops and Sanderstead Railway Station. In general terms, any future application would require the submission of a transport statement addressing trips generated by the development and it is essential to establish how the proposed off-street parking numbers will be determined, within the context of the prevailing parking congestion in the surrounding area. Currently there are 3 x 3 bed roomed units and as such an additional space would be required at the site. Given the concerns in respect to the position of the host property in the streetscene, a reduction in the tenure and/or the number of units at the site would be supported.

The cycle parking (see point 3 above), refuse and disabled parking bays and electric vehicle charging points will need to be provided in compliance with the London Plan.

If these can be supplied at the application stage it would negate the need for conditions to be attached to any future approval. The Council would also require the following information to be submitted as part of an application for full assessment:-

- Details of access arrangement in compliance with current Highway Engineering Standards backed by scaled drawings should be submitted to. Drawings should conform to Highway visibility splay standards. Others should depict swept paths of the various vehicles accessing or exiting the site together with other associated manoeuvres by servicing vehicles to the site and emergency vehicle access to the rear.
- Details of the Car parking arrangements with electric vehicle charging points (including Cycle storage details, and disabled parking bays) in compliance with the Council's standards and the London Plan.
- A Demolition / Construction Logistic Plan (including a Construction Management Plan compliant with Chapter 8 of the Road Signs Manual for temporary Works)

6. Trees and landscaping:

There are no arboriculture objections to the proposed development. There are a few specimens within the amenity space to the rear that provide an element of screening between properties however none of these are considered of TPO quality. There is no impact on the TPO'd tree at number 1 West Hill.

Nevertheless it is proposed that these should be retained if possible and if not it is recommended that some form of replacement planting (trees or hedging) be provided to maintain that level of screening. Should an application be submitted it is expected that a full landscaping scheme and a tree survey accompanying it.

7. Surface Water Drainage Issues

The development will require incorporation of sustainable urban drainage systems (SUDs) which must be specified in any submission. These are to achieve Greenfield run-off rates and ensure surface water management and should include, but 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. I have again enclosed a copy of the Lead Local Flood Authority general flood advice for your records

8. 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.
- 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

9. Archaeological Priority Zone (APZ)

The site is located within an APZ. As part of any application we will consult Historic England who may have requirements with regard to archaeological assessment. It would be prudent to contact Historic England in order to ascertain whether not they would require further investigation of the site and what would be the scope of these works.

10. 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 £25.94 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 £150.91 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:

Once again the provision additional residential units at the location could be acceptable in principle. It is disappointing that the previous pre-application comments on the scale, massing and general forms which are not consistent with the local character have not been picked up. Moreover the increase of the scheme in terms of scale and units is not appropriate. Nevertheless, there have been improvements to the basement element, and subject to the proposed changes this could be appropriate at this particular site. 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.

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, and unfortunately the scheme would still 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 Survey
- 8) Design & Access Statement
- 9) Transport Statement
- 10) Flood Risk Assessment (this is a requirement for validation)
- 11) SUDs details
- 12) 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,

Mr Robert Naylor
Deputy Team Leader

Enc.

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: rafael.porzycki@aventier.com

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

2. The Site

SITE ADDRESS: 1A West Hill, CR2 0SB, Croydon, London

CURRENT USE: Residential

SITE AREA: 1097 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 9 flats. Proposal is associated with parking spaces for 8 cars, cycle storage and refuse store.

4. Service Requested

- | | | | |
|-------------------------------------|------------------|-----------------------------|--|
| <input type="checkbox"/> | Service Level A: | Correspondence | £200 (plus VAT) |
| <input checked="" type="checkbox"/> | Service Level B: | Meeting (small) | £600 (plus VAT) |
| <input 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:

DATE: 13.07.17

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



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

www.aventier.com
rafael.porzycki@aventier.com

13 July 2017

Our Ref: BX-18-PA02

1A West Hill, Croydon, CR2 0SB

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

For our proposed development at the above caption address. The outline of the scheme comprises 9 flats with associated car parking for 9 vehicles plus a cycle storage and refuse store.

Units:

3 x 1 bedroom

3 x 2 bedroom

3 x 3 bedroom

Please find attached:

- (1) Cover letter,
- (2) Pre-application form,
- (3) Site location plans included on page BX18 - PA- 101, Site Plan, as existing & proposed
- (4) Pre Planning Drawing Set:
 - BX 18 - PA – 101a - Site plan, as existing & proposed,
 - BX 18 - PA – 102a - Ground Floor, as proposed,
 - BX 18 - PA – 103a - Floor Plans, as proposed,
 - BX 18 - PA – 104a - Floor Plans, as proposed,
 - BX 18 - PA – 105a - Elevations 1, as proposed,
 - BX 18 - PA – 106a - Elevations 2, as proposed,
 - BX 18 - PA – 107a - Section 1-1, as proposed.
 - BX 18 - PA – 108a - Perspectives, as proposed,
- (5) Detailed Design Review,
- (6) Proof of BACS payment.

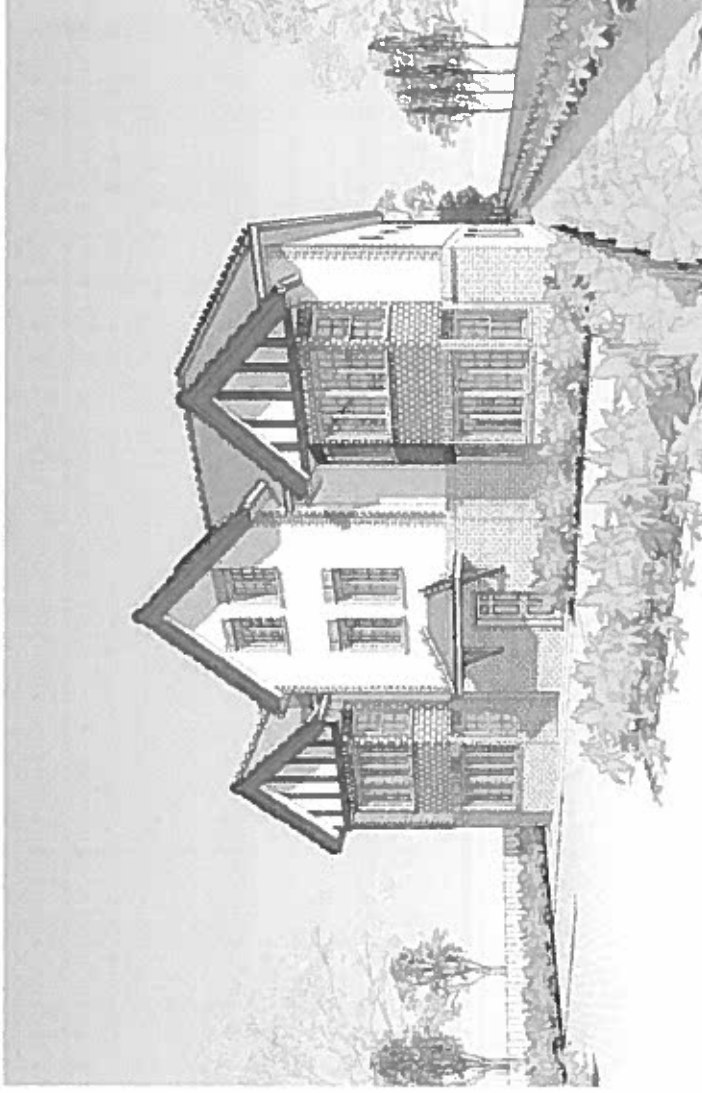
Transfer of funds for this application has been made via BACS, yesterday, 13 July 2017, and I am attaching proof of payment. If you require further information, or if there is anything you wish to discuss please do not hesitate to contact me on 02091817636

Sincerely,

Rafael Porzycki
Head of Planning

133 High Road, West Wickham, Kent, Bromley, BR4 0LU | 020 9181 7636
Aventier™
Company Registration 09209083

Detailed Design Review REV.A 1A West Hill Road, Croydon CR2 0SB



Large Units
with Superb Layout
Average areas = 74 m²



BETTER HOMES
We don't
compromise on
our designs

Average Amenity
Space = 13 m²



MORE AMENITY
We provide superior
outdoor
private areas

Better
Landscaped areas
Increased by 51 %



GREEN SPACES
We are committed
to enhancing
neighbourhoods

Increased Amount of
Trees by 214%



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



+ CONTEXT
We carefully choose
our locations to suit
our buildings

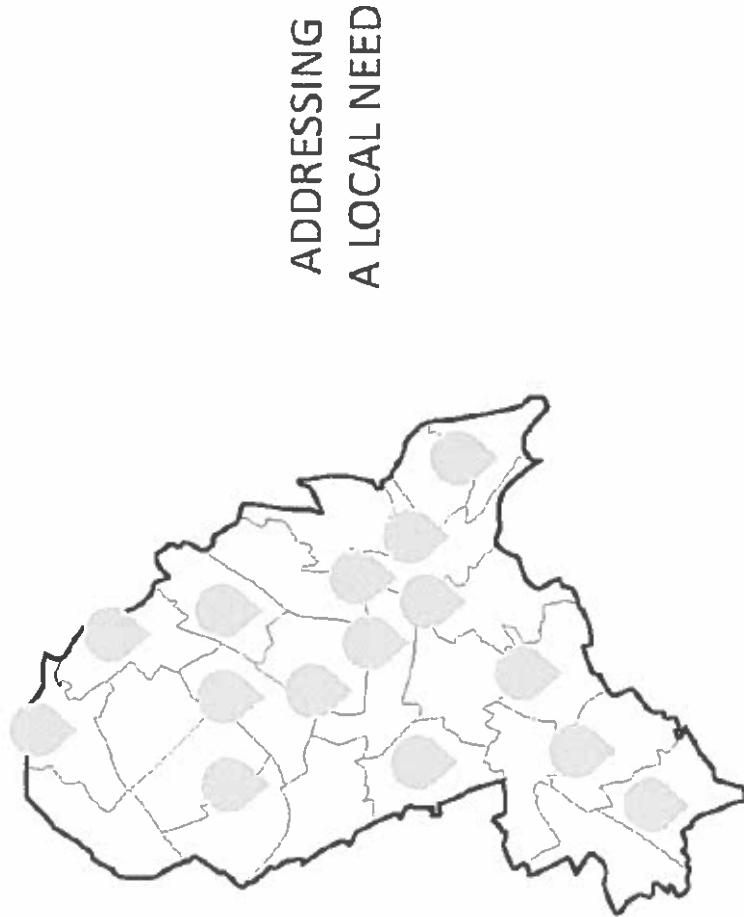


+ PRIVACY
We ensure that our
designs respect the
adjoining owners



MORE CHOICE
Homes which solve
real problems

PROVIDING QUALITY HOMES FOR CROYDON



OUR APPROACH

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 0SB
1A WEST HILL ROAD



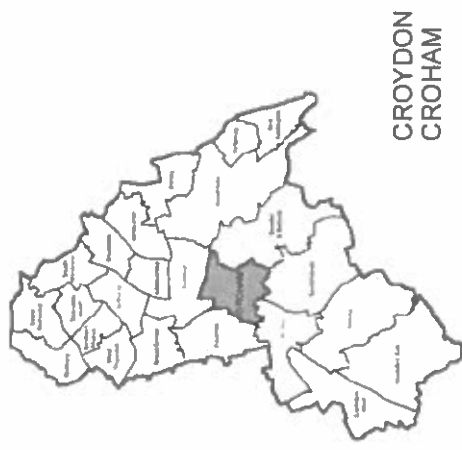
LONDON

SITE AREA

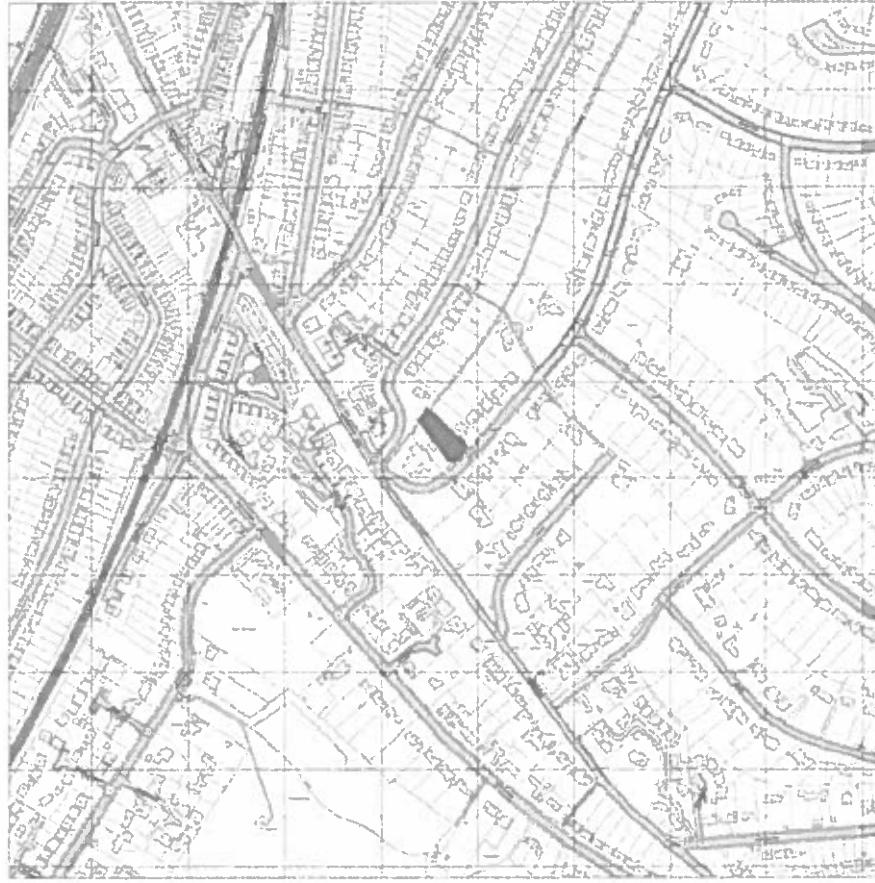
1097 m²

ACCESS

SITE LOCATION



CROYDON
CROYDON HEATH



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

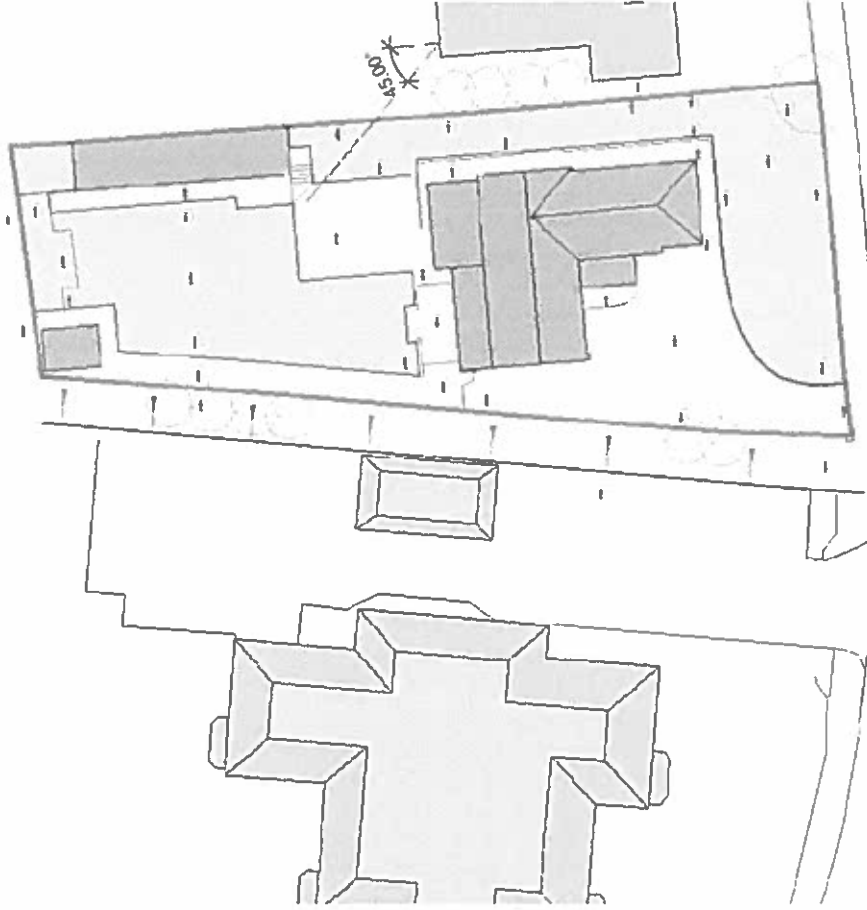


BETTER HOMES
We don't
compromise on
our designs

OUR PROPOSAL

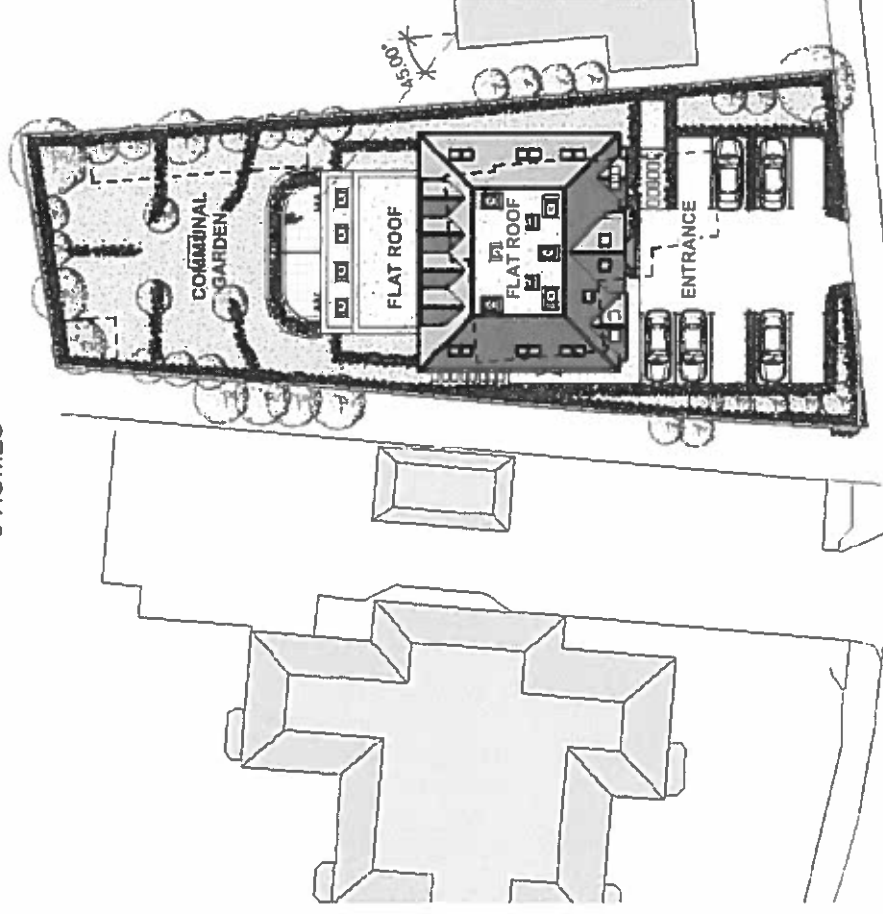
TODAY

1 HOME



TOMORROW

8 HOMES



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



+ PRIVACY
We ensure that our designs respect the adjoining owners



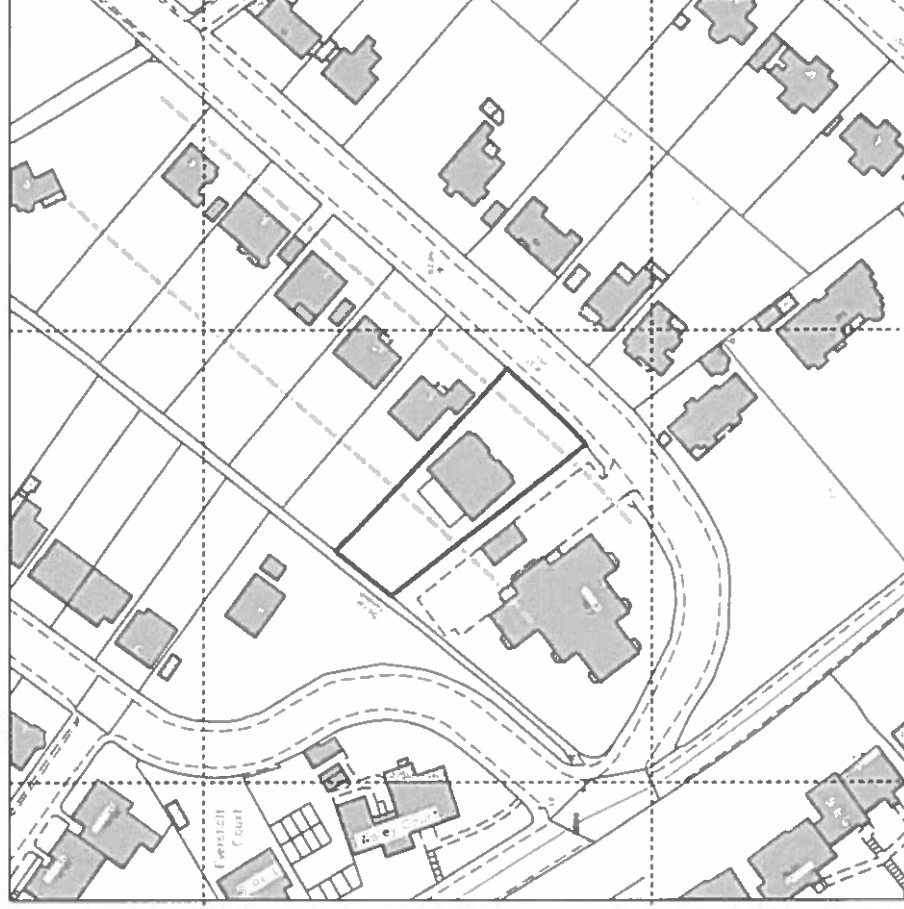
+ DAYLIGHT
We ensure that our designs do not negatively impact the adjoining owners



+ CAR PARKING
We carefully choose our properties to ensure everyone has private parking

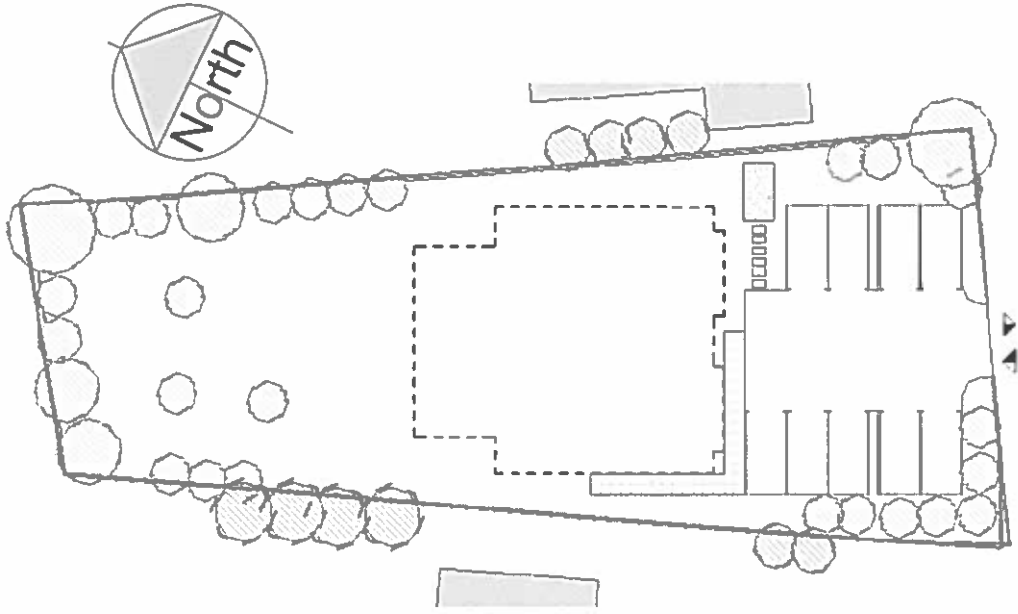
BUILDING LINE ANALYSIS

Proposed Building Line to follow West Hill



+ CONTEXT

We carefully choose
our locations to suit
our buildings



214%
Increased Amount of Trees



Existing Trees = 11



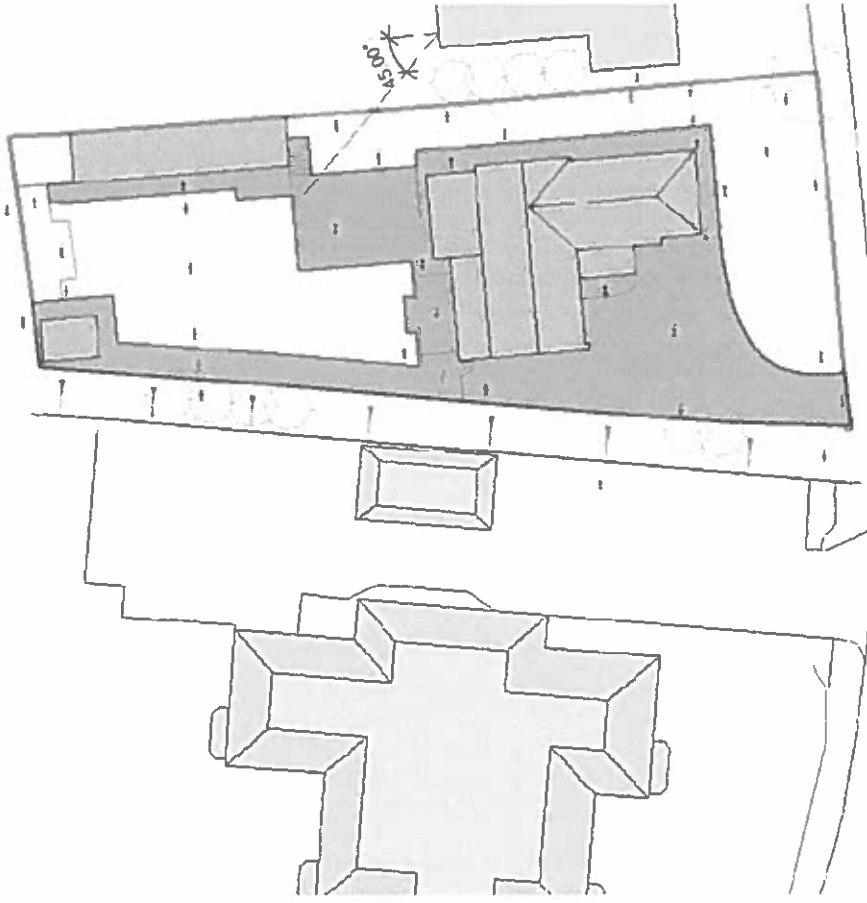
Proposed Trees = 28



MORE TREES
We are committed
to reducing carbon
emissions

HARDSTANDING COMPARABLE

TODAY



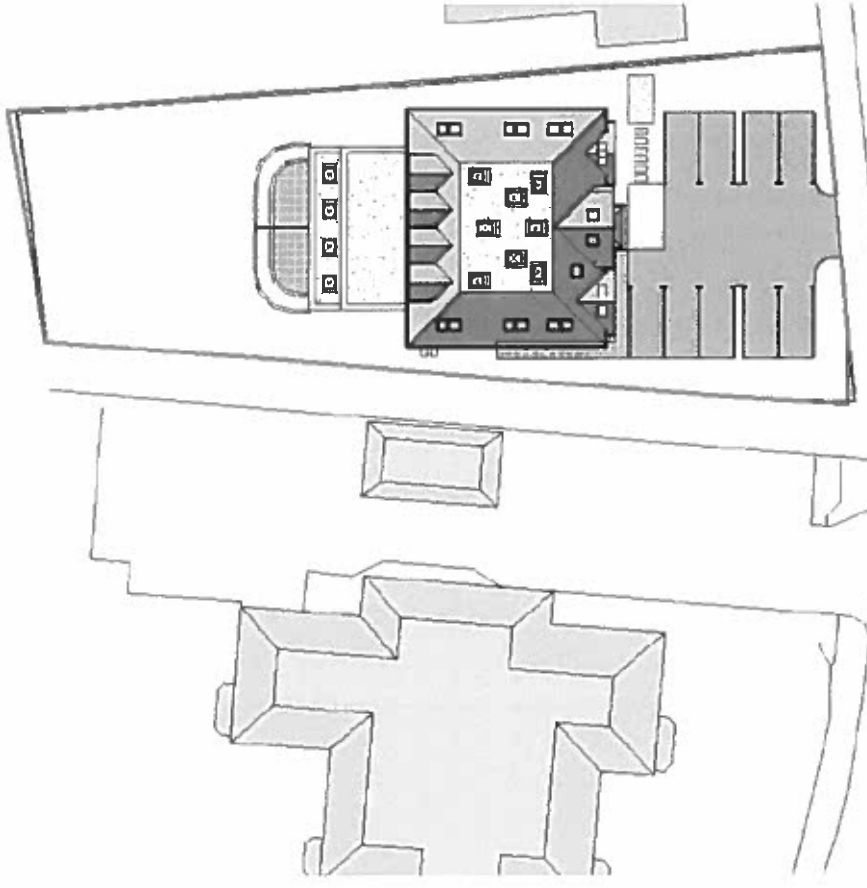
Existing Hardstanding 387 m2



+ CAR PARKING

We carefully choose our properties to ensure everyone has private parking

TOMORROW



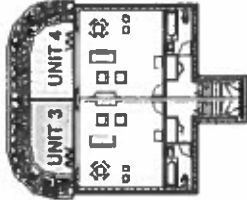
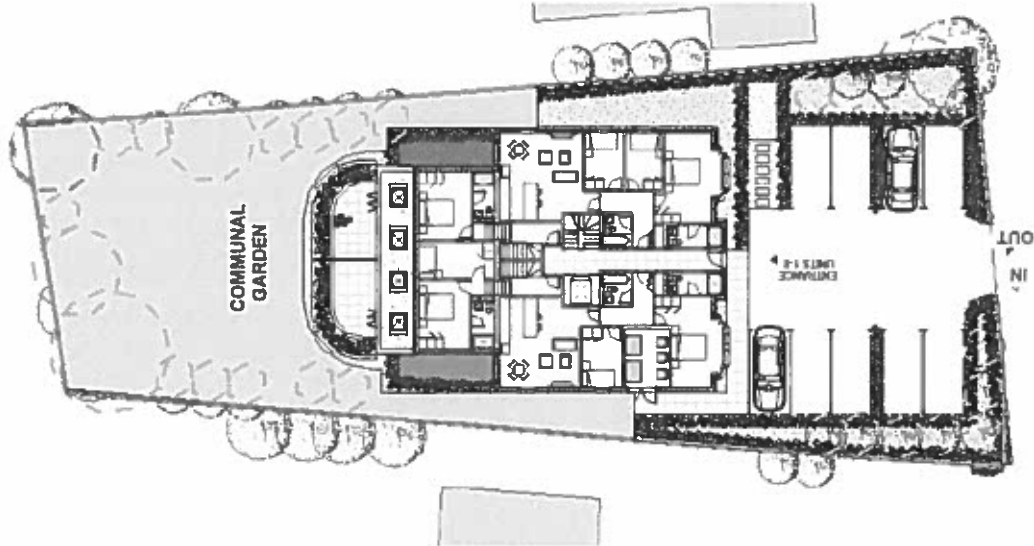
Proposed Hardstanding 210 m2

Increased
Landscaped
areas by 51 %



GREEN SPACES

We are committed to enhancing neighbourhoods



Unit	Floor	Bedrooms	Floor Space	Private Amenity Space	Communal Amenity Space
1	Ground	2	64 m ²	15 m ²	Average 340 m ²
2	Ground	3	74 m ²	15 m ²	
3	Lower Ground	2	70 m ²	11 m ²	
4	Lower Ground	1	60 m ²	11 m ²	
5	First	2	65 m ²		
6	First	1	51 m ²		
7	First	1	51 m ²		
8	Second	3	81 m ²		
9	Second	3	81 m ²		

Average Amenity Space = 13 m²
Average Communal Space = 42 m²



MORE AMENITY
We provide superior
outdoor
private areas

CHARACTER & CONTEXT

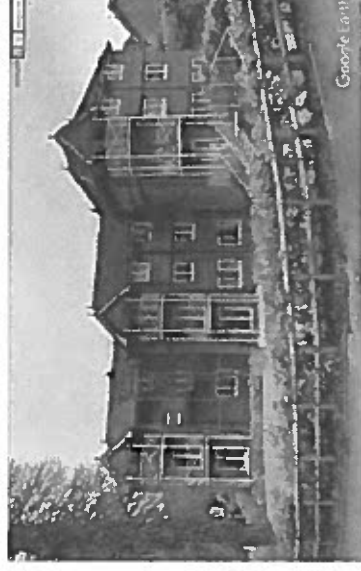
1A WEST HILL

Elevation Material - facing brick, roof tiles



1 WEST HILL

Elevation Material - facing brick, roof tiles



5 WEST HILL

Elevation Material - facing brick, plaster, roof tiles



7 WEST HILL

Elevation Material - plaster, roof tiles



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

4 WEST HILL

Elevation Material - plaster, roof tiles



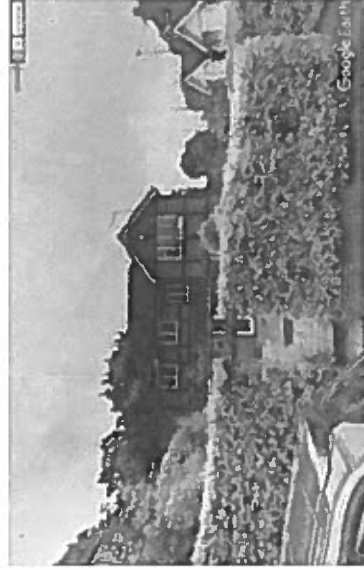
6 WEST HILL

Elevation Material - plaster, roof tiles



6A WEST HILL

Elevation Material - facing brick, roof tiles



10 WEST HILL

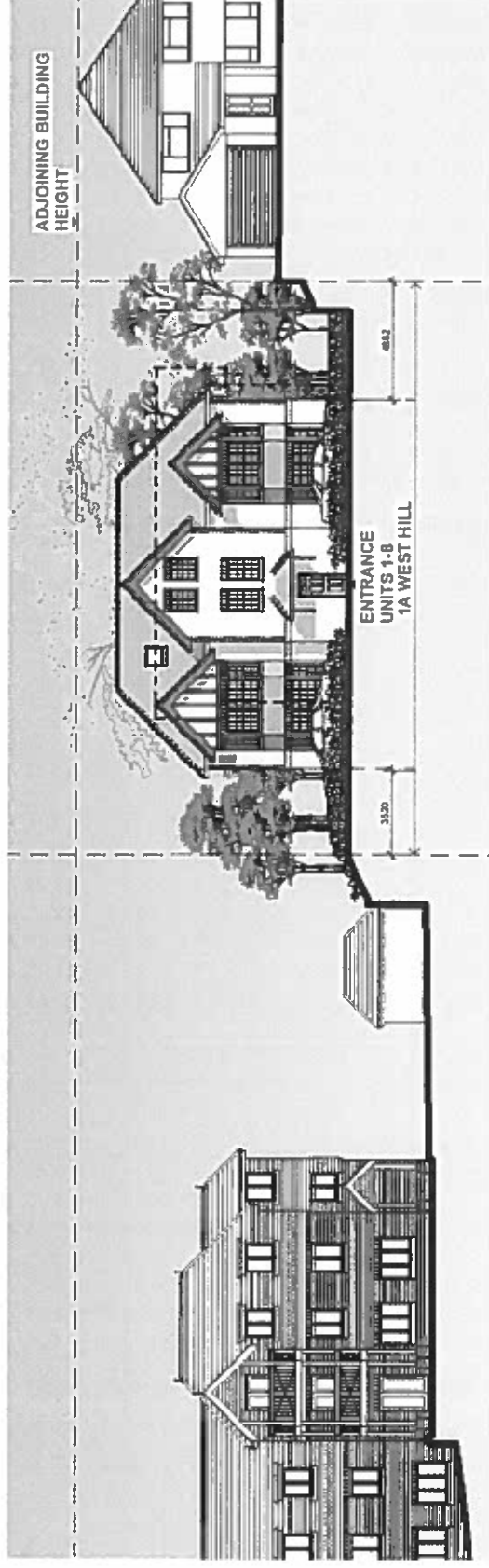
Elevation Material - facing brick, plaster, roof tiles



+ 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, MOCK
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



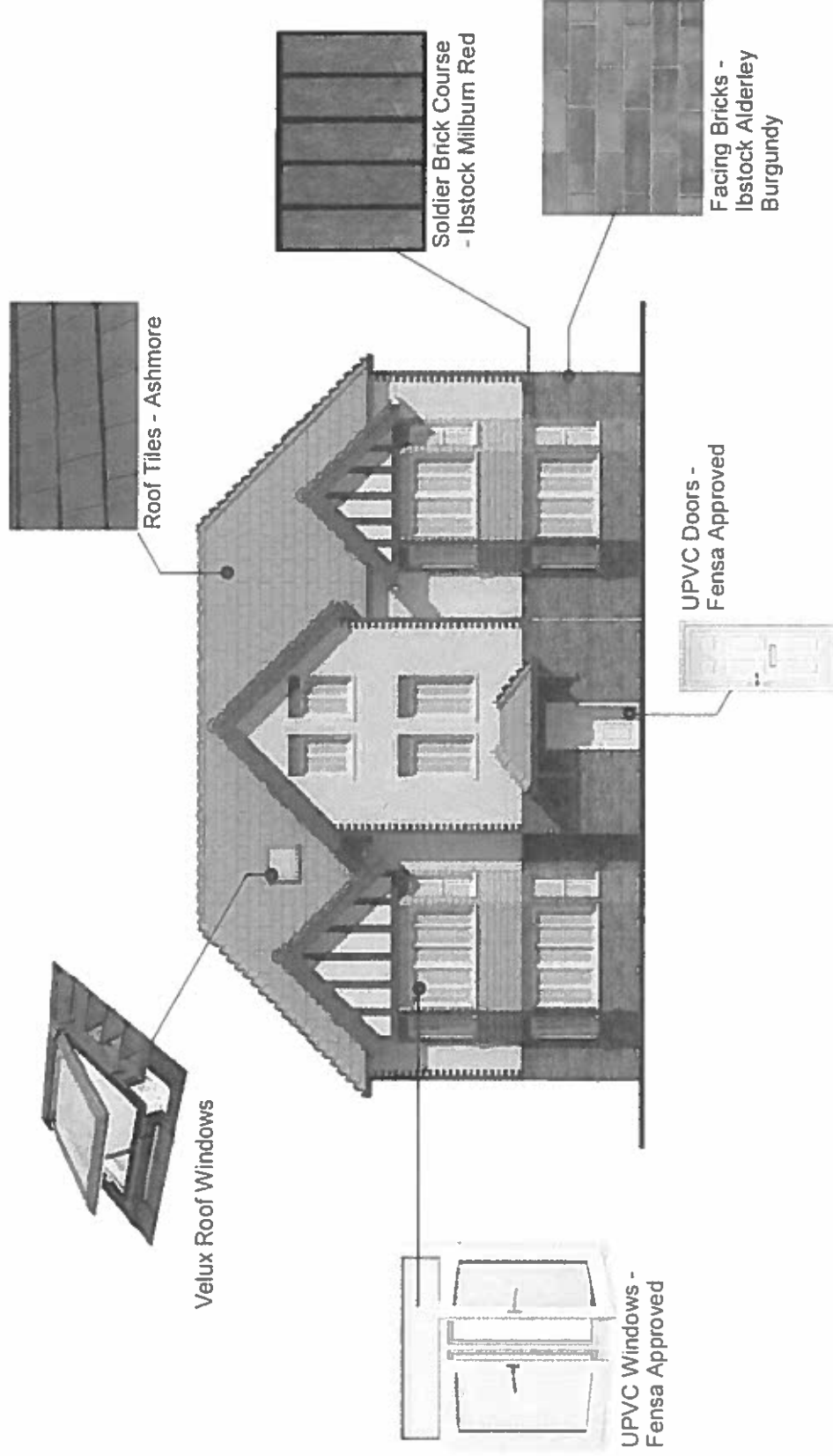
+ PRIVACY

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

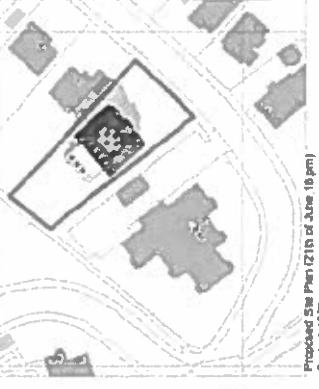
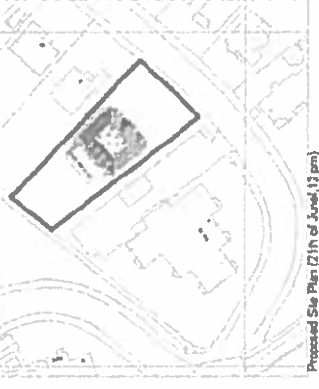
We carefully choose our locations so our buildings blend in

SUN/SHADOW REPORT

APRIL ☒



JUNE ☒

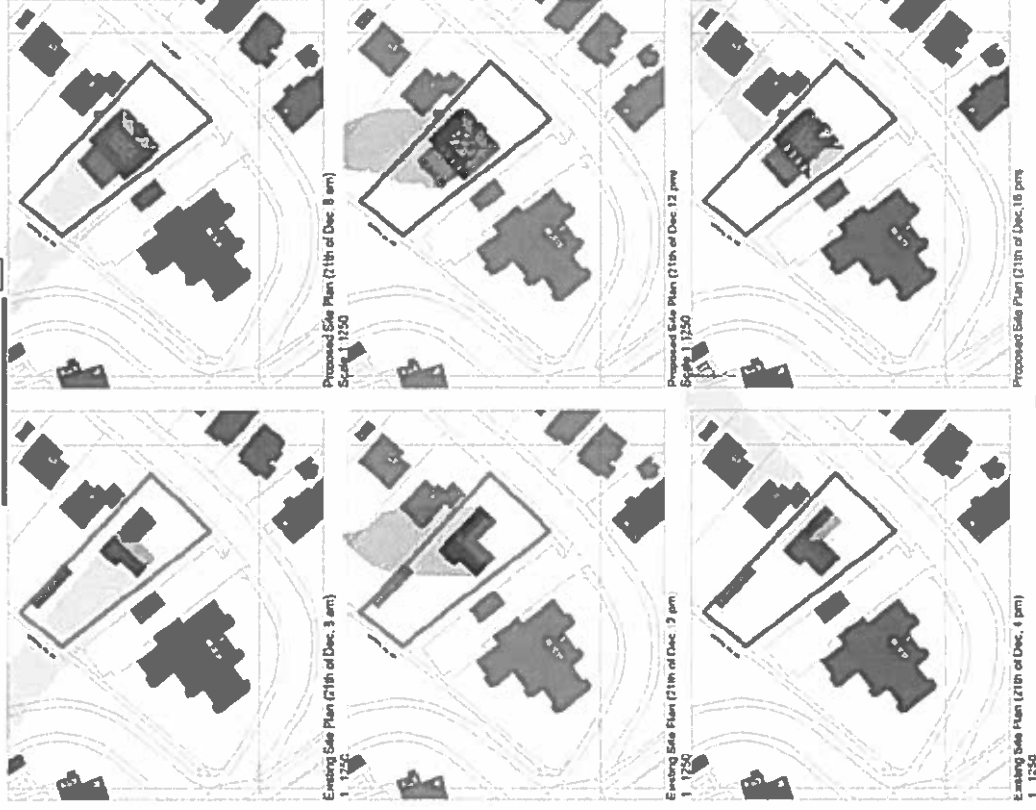


+ DAYLIGHT

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

OUR PROJECTS



+ 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

OUR PROJECTS



+ 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



+ MORE CHOICE

Homes which solve real problems

PROPERTY DEVELOPMENT MADE SIMPLE

We would love to hear from you,
and do something great together . . .



landpartner@aventier.com



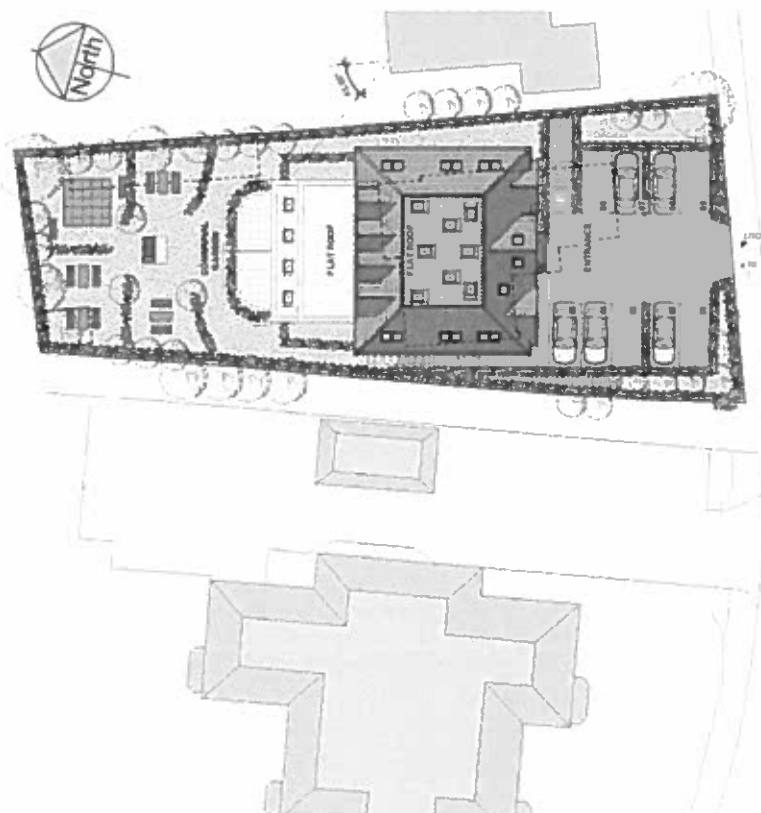
**BUILDING
PARTNERSHIPS**
We value and respect
great relationships



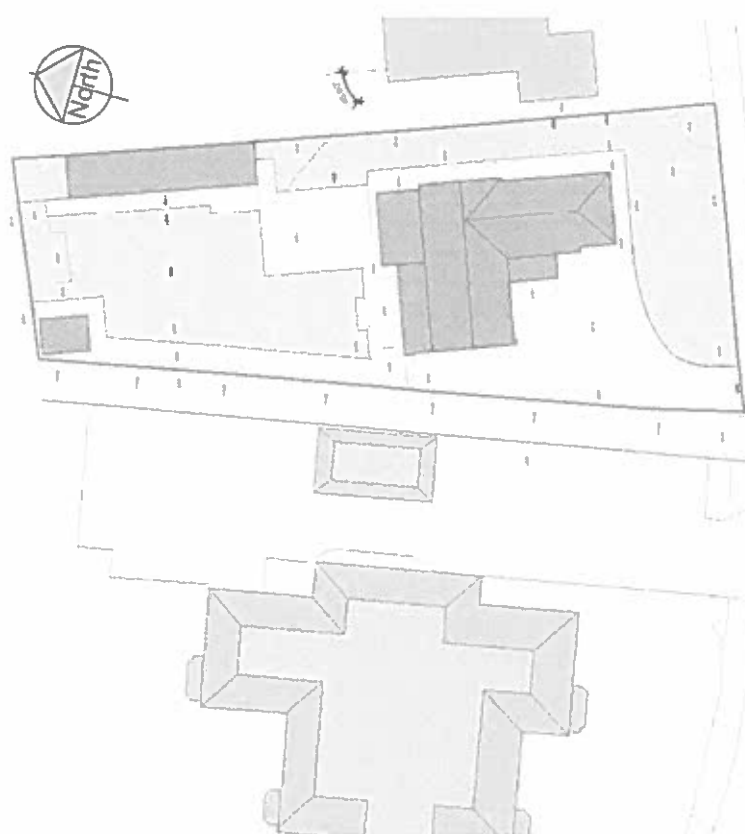
STAYING LOCAL
Next to your friends
and family



**MONTHLY
PAYMENTS**
We value your time,
we will pay for it

Site Plan - as proposed
1:200

Site Plan, as proposed

Site Plan - as existing
1:200

line Plan. no ending

[illegible]



BETTER HOMES

We don't
compromise on
our designs



MORE AMENITY

We provide superior
outdoor
private areas



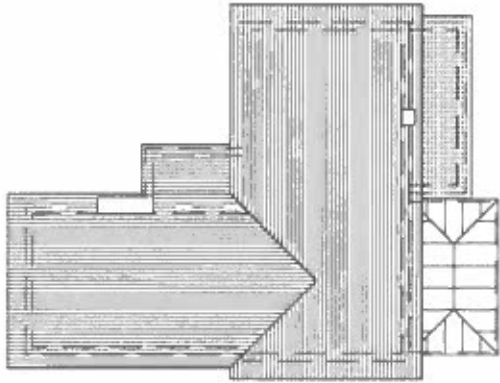
GREEN SPACES

We are committed
to enhancing
neighbourhoods

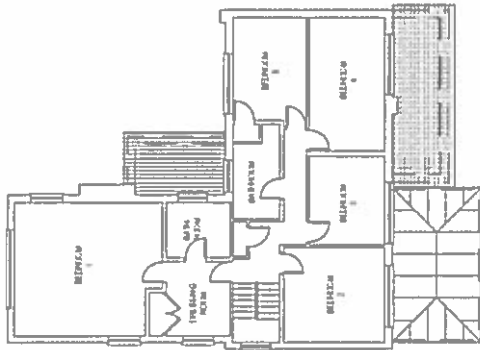


MORE TREES

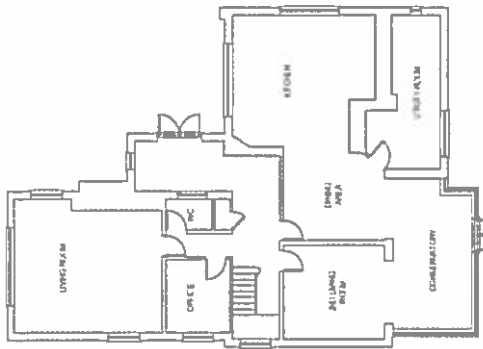
We are committed
to reducing carbon
emissions



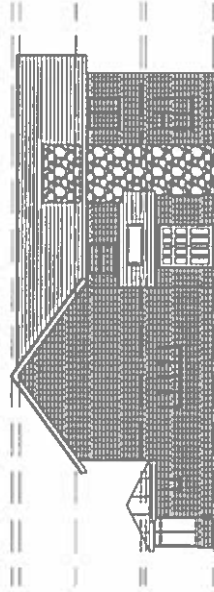
Roof Plan - as existing
1:100



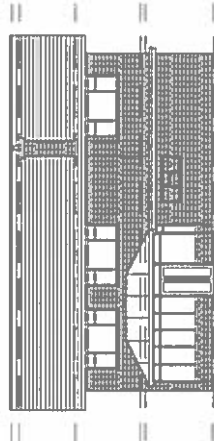
1st Floor Plan - as existing
1:100



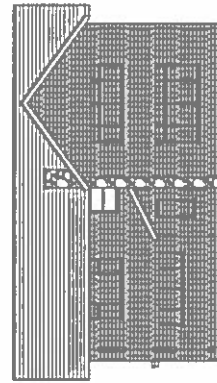
Ground Floor Plan - as existing
1:100



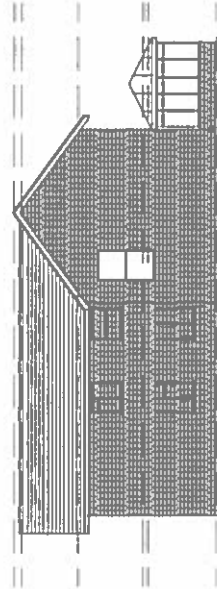
Side Elevation - as existing
1:100



Front Elevation - as existing
1:100



Side Elevation - as existing
1:100



Back Elevation - as existing
1:100

MET			
Year	Drawn	Check	Approved
2018	2018	2018	2018
Project			
1A West Hill, Clayton, VIC 3168			
WWW.AVENTIER.COM			
Aventier			
ARCHITECTURAL PROJECTS			
Client			
AVENTIER			
Name			
Existing Plans and Elevations			
BX18-PA-102A			
Original Date	Rev	Drawn By	Check/Rev
2018	1	AL	AL
2018	2	AL	AL
2018	3	AL	AL
2018	4	AL	AL
2018	5	AL	AL
2018	6	AL	AL
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2018	100	AL	AL

SCHEDULE OF ACCOMMODATION		
UNIT NUMBER	BED ROOMS	AREA
UNIT 01	2	64 m ²
UNIT 02	3	74 m ²
UNIT 03	2	70 m ²
UNIT 04	1	60 m ²
UNIT 05	2	68 m ²
UNIT 06	1	51 m ²
UNIT 07	1	51 m ²
UNIT 08	3	81 m ²
UNIT 09	3	81 m ²
COMMON AREAS		281 m ²
TOT AL		635 m ²



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



WWW.AVENIA.CO.UK

AVENIA

MANAGEMENT LTD

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**We don't
compromise on
our designs**



**We provide superior
outdoor
private areas**



**We are committed
to enhancing
neighbourhoods**



**We are committed
to reducing carbon
emissions**

[illegible]



**We don't
compromise on
our designs**



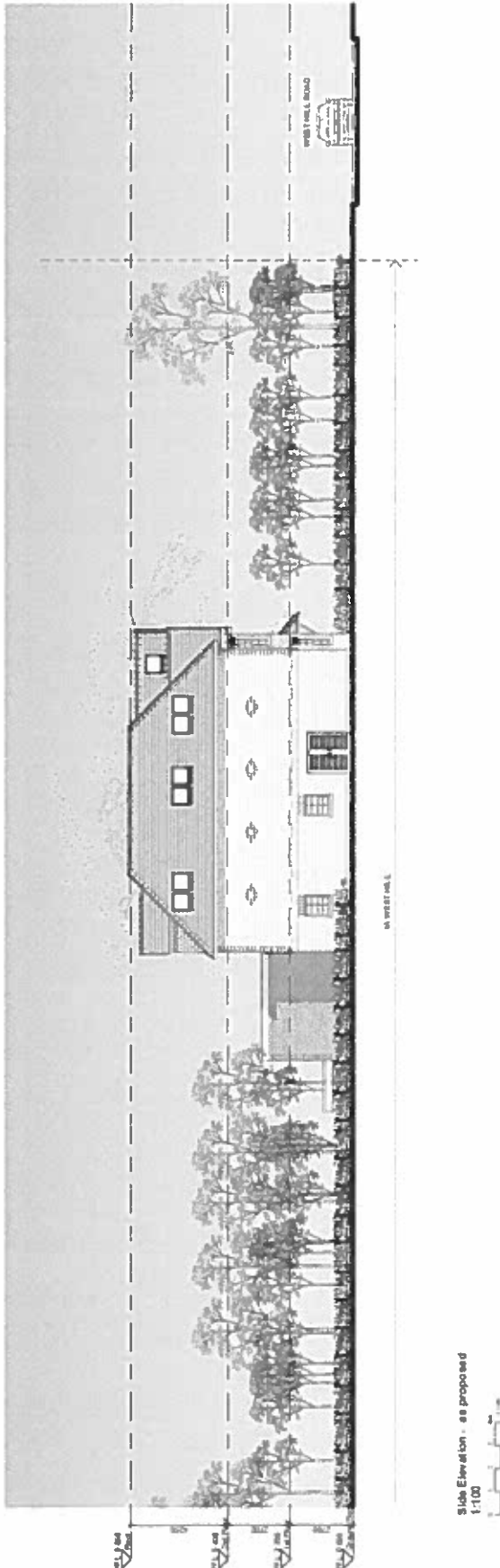
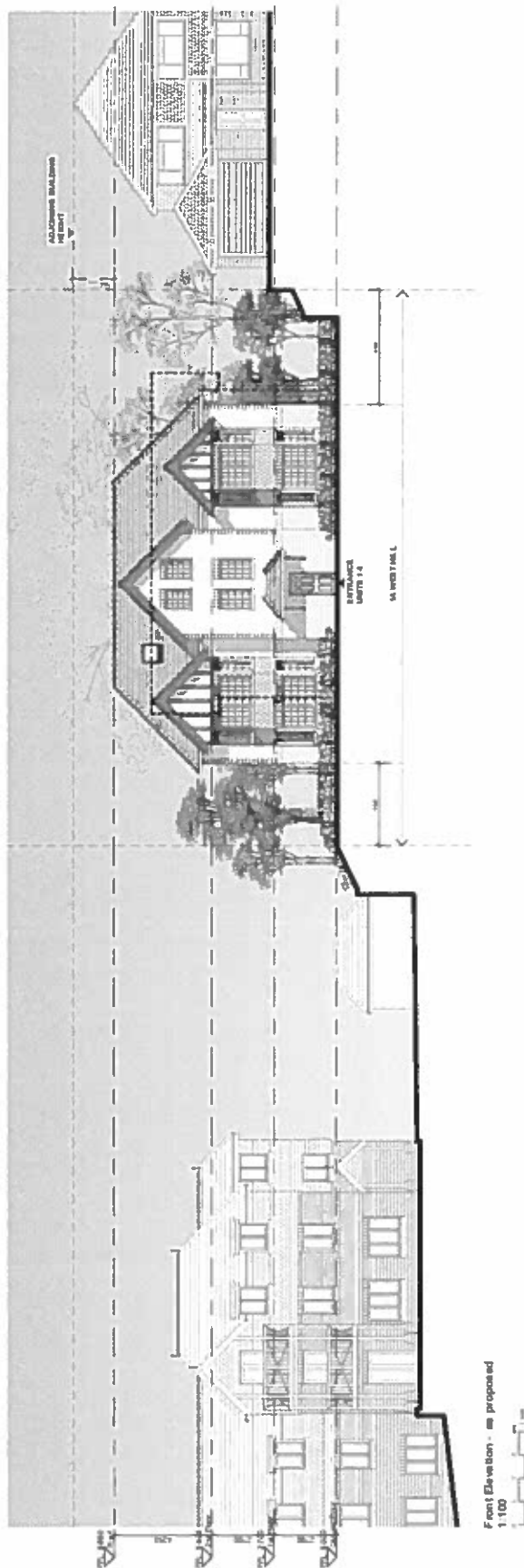
**We provide superior
outdoor
private areas**



**We are committed
to enhancing
neighbourhoods**



**We are committed
to reducing carbon
emissions**

[illegible]



**We don't
compromise on
our designs**



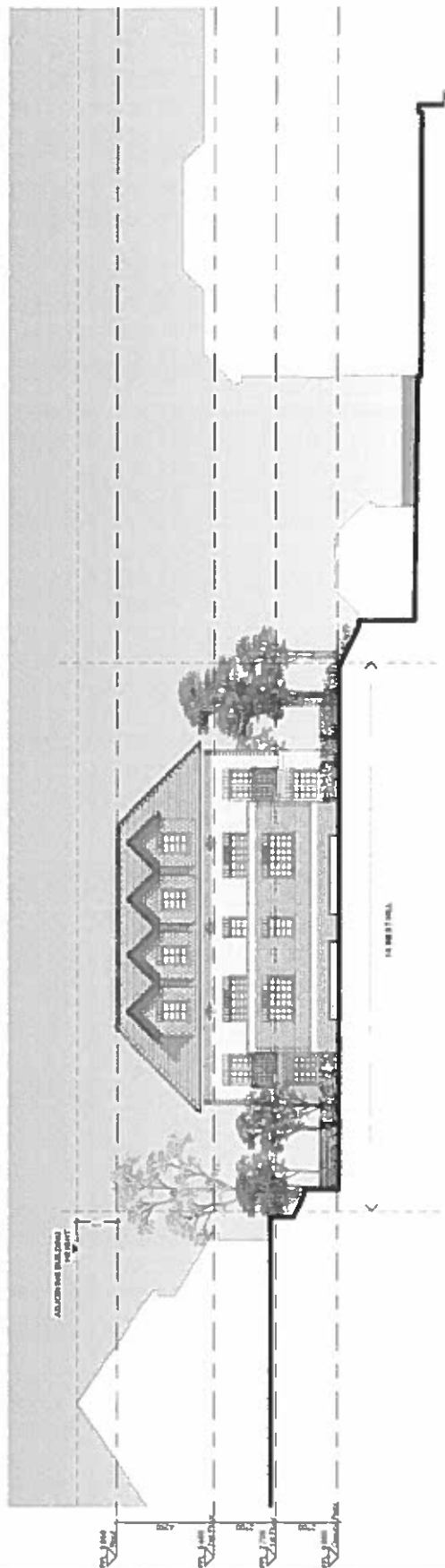
**We provide superior
outdoor
private areas**



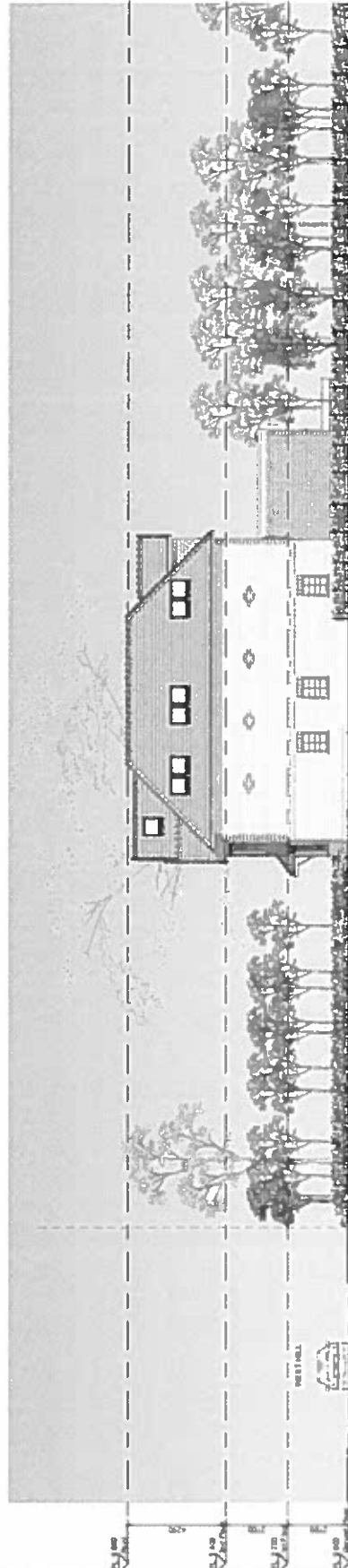
**We are committed
to enhancing
neighbourhoods**



**We are committed
to reducing carbon
emissions**



Back Elevation: as proposed With Indicated Acquiring Building



Side Elevation - as proposed

[illegible]



BETTER HOMES

We don't
compromise on
our designs



MORE AMENITY

We provide superior
outdoor
private areas



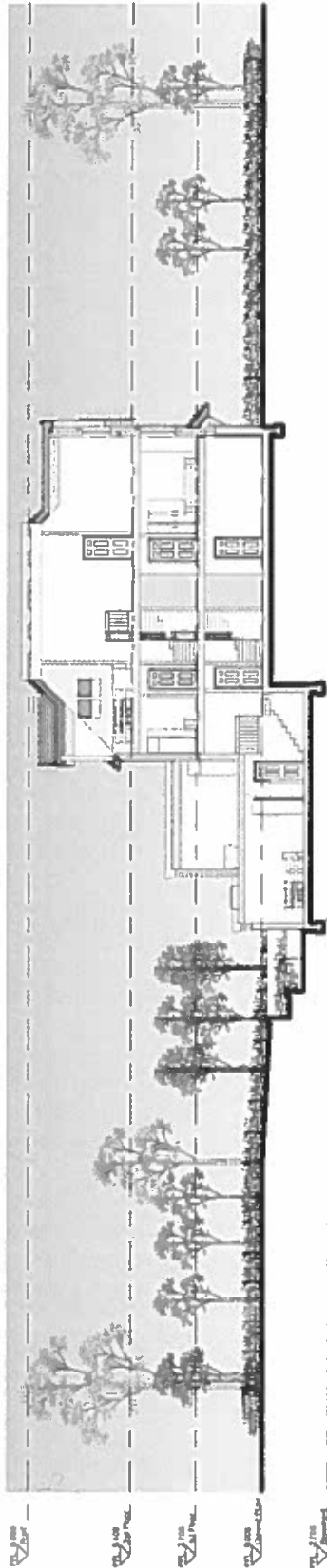
GREEN SPACES

We are committed
to enhancing
neighbourhoods



MORE TREES

We are committed
to reducing carbon
emissions

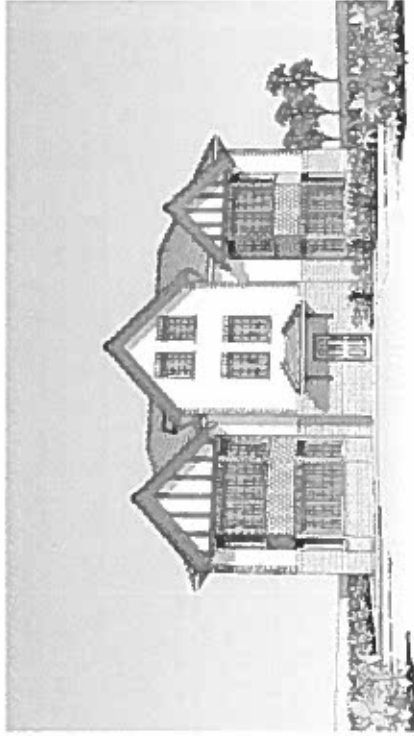


Section 1-1 - as proposed

1:100



REV:	
Rev	Date
1	10/10/2017
Project	
1A Vines Hill, Croydon, CP9 6SB	
WWW.AVENTIER.COM	
Aventier MAKING-POSSIBLE-FAIRER	
Client AVENTIER	
Team Suzanne	
Project No BX18-PA-107A	
Drawn By A1	Check By R.P.
12/07/2017	12/07/2017



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

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Hi Kayleigh

The Codes are as Follows:-

£600.00

£120.00

Application Number:- 17/03554/PRE - 1A West Hill, South Croydon, CR2 0SB

Thank You

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

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From: REVENUECONTROL

Sent: 14 July 2017 11:01

To: [REDACTED]@croydon.gov.uk>; [REDACTED]

[REDACTED]@croydon.gov.uk>

Subject: Aventier - 1A west

Hi there

We have a payment here from AVENTIER LANDBANK for £720.00 and they have quoted 1A WEST HILL

Can you please advise on how to allcoate

Kind regards,

[Redacted]
[Redacted]

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

Tel: 0208 667 8213

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: development.management@croydon.gov.uk

Aventier
7 Mulberry Place
C/o Unit 7
Pinnel Road
Eltham
London
SE9 6AR

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

Date: 14th July 2017

Dear Sir/Madam

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

Application Number: 17/03554/PRE

Location: 1A West Hill, South Croydon, CR2 0SB, ,

Description: Demolishing of existing dwelling and replacing with single block of apartments which is containing 9 flats. Proposal is associated with parking spaces for 8 cars, cycle storage and refuse store

I refer to your request for the meeting service pre-application received on 14th July 2017 and acknowledge receipt of your payment of £720.00 by BACS Payment .

Pre Application fee received £600.00
VAT @ 20% £120.00

VAT Registration Number: 218 5912 55

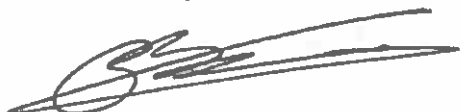
I confirm that the fee received together with the information supplied by you is sufficient for this pre-application to proceed.

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 17/03554/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', with a long horizontal stroke extending to the right.

Pete Smith
Head of Development Management

From: [REDACTED]
Sent: 13 September 2017 11:24
To: 'rafael.porzycki@aventier.com'
Subject: 17/03554/PRE 1A West Hill South Croydon CR2 0SB

Categories: Egress Switch: Unsecure

Good Morning Mr Porzycki

Firstly, apologies in the delay of this application.

It has been recently noted that the Service Level that has been selected on the application (Service Level B) is incorrect and therefore the incorrect fee has been paid.

The description of the proposal states "Demolishing of existing dwelling and replacing with single block of apartments which is containing 9 flats etc...." falls under Service Level C which covers:

The erection of 5 to 9 new dwellings:
The conversion to provide between 5 and 9 self-contained flats
New commercial developments (including extensions and new development) of between 500 sq. metres and 999 sq. metres
Changes of use and extensions to listed buildings

As the application was made before September 1st, the correct fee to be paid is £1,000 plus VAT, therefore there is an outstanding balance of £480 (£400 plus VAT).

I have included the link showing the different Service Level fee descriptions for your information
<https://www.croydon.gov.uk/planningandregeneration/pre-application-meeting-service>

Could you make payment of the outstanding fee using either of the following methods:

- Call the Planning Dept. direct on 020 8726 6800 and pay by Debit Card (no surcharge) or Credit Card (1.65% Surcharge)
- **By BACS:** You will need the following details:
NatWest Bank Plc
Sort Code: 57-10-70
A/C No.: 01000624
- **By CHAPS:** You will need the following details:
NatWest Bank Plc
Sort Code: 56-00-46
A/C No.: 01000624

When paying by BACS or CHAPS, please quote reference no. 17/03554/PRE 1A West Hill, then email a copy of your bank's receipt to development.management@croydon.gov.uk and cc our Revenue Control Team revenuecontrol@croydon.gov.uk once the payment has gone through.

Please note that BACS payments takes 3 days to clear into our account, but CHAPS payments clear on the same day.

Unfortunately, this application cannot continue until the outstanding amount is paid.

Again, apologies for the delay in this application.

Kind regards



Planning Technical Support Team
Planning and Strategic Transport

Place Department
Floor 6, Zone B
Bernard Weatherill House
8 Minster Walk
Croydon
CRO 1EA

Or DX 136016 Croydon 17 - Planning

Tel: 020 8726 6000

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

Please ask for/reply to: Robert Naylor
Tel/Typetalk: 0208 726 6000 Ext 61160
Minicom: 020 8760 5797
Email: robert.naylor@croydon.gov.uk

Your ref: transportationplanning@croydon.gov.uk
Our ref: P/PC/South Area Team/DCRN
Date: 15th September 2017

Dear Transportation Team

Application Number: 17/03554/PRE

Location: 1A West Hill, South Croydon, CR2 0SB, ,

Description: Demolishing of existing dwelling and replacing with single block of apartments which is containing 9 flats. Proposal is associated with parking spaces for 8 cars, cycle storage and refuse store

The Council has received the pre application described above.

Please can we have your observations on the application within 7 days of this notification.

Details of this pre application received can be viewed via the document management system by selecting Image / View Document.

If you wish to discuss the application further 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: development.management@croydon.gov.uk

Mail: Development Management Service
6th Floor, Zone 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: Robert Naylor
Tel/Typetalk: 0208 726 6000 Ext 61160
Minicom: 020 8760 5797
Email: robert.naylor@croydon.gov.uk

Your ref: spatialobs@croydon.gov.uk
Our ref: P/PC/South Area Team/DCRN
Date: 15th September 2017

Dear Spatial Planning

Application Number: 17/03554/PRE

Location: 1A West Hill, South Croydon, CR2 0SB, ,

Description: Demolishing of existing dwelling and replacing with single block of apartments which is containing 9 flats. Proposal is associated with parking spaces for 8 cars, 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: development.management@croydon.gov.uk

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: Robert Naylor
Tel/Typetalk: 0208 726 6000 Ext 61160
Minicom: 020 8760 5797
Email: robert.naylor@croydon.gov.uk

Your ref: TreeOBS@croydon.gov.uk
Our ref: P/PC/South Area Team/DCRN
Date: 15th September 2017

Dear Tree Team

Application Number: 17/03554/PRE

Location: 1A West Hill, South Croydon, CR2 0SB, ,

Description: Demolishing of existing dwelling and replacing with single block of apartments which is containing 9 flats. Proposal is associated with parking spaces for 8 cars, 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: development.management@croydon.gov.uk

Mail: Development Management Service
6th Floor, Zone 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: Rob Goode
Tel/Typetalk:
Minicom: 020 8760 5797
Email: TreeOBS@croydon.gov.uk

Your ref: P/PC/South Area Team/DCRN
Our ref:
Date: 26th September 2017

Tree Team Section - Observations on Planning Application 17/03554/PRE

Dear Robert Naylor

Application Number: 17/03554/PRE

Location: 1A West Hill, South Croydon, CR2 0SB, ,

Description: Demolishing of existing dwelling and replacing with single block of apartments which is containing 9 flats. Proposal is associated with parking spaces for 8 cars, cycle storage and refuse store

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

Recommendation:

I raise no arb objection to the proposed development.

It would be nice to see to newly planted trees on the frontage of the site to soften the hardscaped parking and access.

Created in Uniform Date: 26.09.2017

Yours sincerely

Rob Goode
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: TreeOBS@croydon.gov.uk

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

Mr Rafael Porzycki
Aventier Landbank Ltd
Unit 7, 7 Mulberry Place
Pinnel Road
London
SE9 6AR

Please ask for/reply to: Robert Naylor
Tel/Typetalk: 020-8726-6800
Minicom: 020-8760-5797
E-mail: Robert.Naylor@croydon.gov.uk

Our ref: 17/03554/PRE
Date: 13th October 2017

Without Prejudice

Dear Mr Rafael Porzycki,

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Site: 1A West Hill, South Croydon

Proposal: Demolition of existing dwelling and replacing with single block of apartments which is containing 9 flats. Proposal is associated with parking spaces for 9 cars, cycle storage and refuse store

I write in response to your second pre-application enquiry, submitted drawings and our meeting at Bernard Weatherill House on Tuesday 3rd October 2017. Comments have been provided on the basis of the plans initially submitted.

This is the second pre-application query at this site which consists of a large dwellinghouse located on a fairly large plot, access via the northern side of West Hill. The surrounding area is mainly residential and there is an existing large flatted development adjoining the site to the south (1 West Hill). The site is located in a Local Area of Special Character (LASC) and within an archaeological priority zone (APZ).

In terms of planning history the following is considered relevant to this site:

- A lawful development certificate was issued at the site (Ref: 05/03431/LP) for the erection of a rear conservatory in October 2005.

There has been a previous pre-application query (Ref: 17/00985/PRE) at the site. The conclusion of the previous scheme was whilst the principle of the development was acceptable the number of units at the site should be reduced; more three bedroomed units should be included at the site and that the design of the scheme required some more thought.

National Policy

At the national level any application would be considered under the National Planning Policy Framework (March 2012). I have no doubt you are fully cognoscente with the NPPF so will not go into further detail here.

Regional Policy

At the regional level the London Plan consolidated with alterations since 2011 (March 2016) is relevant and you should address any requirements as part of your submission.

Key policies relevant to your submission are employment (policies 2.17, 4.4), transport (policies 6.3, 6.11, 6.12, 6.13 and 6.14), design (policies 7.4, 7.5 and 7.6), flooding (policies 5.12 and 5.13), sustainability (policies 5.1, 5.2 and 5.3) and air quality (policies 7.14 and 7.15).

Local Policy

Croydon Local Plan: Strategic Policies (CLP1)

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.

Key policies relevant to your submission are homes (SP2), urban design and local character (SP4), environment and climate change (SP6) and transport (SP8).

UDP Saved Policies

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) and EP1 (control of potentially polluting uses).

CLP1.1 and Croydon Local Plan: Detailed Policies and Proposals (CLP2)

As you should be aware, CLP1.1 (partial review of CLP1) and CLP2 are nearing formal adoption and the weight to be attributed to the policies will increase. The public examination took place between 16th May and 31st May 2017. We have now (23rd August) opened consultation on the Main Modifications, changes which the Inspector considers are necessary to make the plan sound for adoption. We are expecting the Inspectors decision letter in late autumn of this year.

Policies of most relevance to your submission in CLP2 are DM11 (design and character), DM14 (refuse), DM24 (development and construction), DM25 (contamination), DM26 (SuDS and flood risk), DM30 (sustainable transport and reducing congestion) and DM31 (car/cycle parking).

Planning considerations:

As with the previous pre-application scheme the main issues are as follows: 1) 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) Surface water issues; 8) Sustainability issues; 9) Archaeological priority zone and 10) CIL requirements. These shall be dealt with in turn:

1. Principle:

As stated there is no objection to the principle of the provision of flats, subject to the material planning considerations of the other issues below. However as always 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.

2. Character and appearance:

I have concerns in respect to the evolution of this planning application and would say that I am somewhat disappointed that the proposal has increased in terms the scale and mass, indeed the scheme has increased in units from 8 to 9 units. This is in spite of the previous comments that the massing and general forms were not consistent with the local character and to this end are still not. Whilst it is acknowledged that the requested asymmetry has been introduced across the front the introduction of the large central gable detracts from this significantly.

The lowering of the eaves line has been noted and brings the proposal more inline ratio of the prevailing local character. However, in trying to accommodate the additional unit and subsequent parking space has pushed the scheme further back away from the West Hill pushing the northern eastern corner closer to the adjoining property at number 3. This should be put back on the original building line that was more in keeping at the front and back of the site.

The previous comments indicated that the rear box mass was not acceptable as it is not integrated with the main mass in appearance and is too deep. Whilst it is

acknowledged that this has been brought back, the current depth and appearance at the rear does not address these concerns. The smaller rear element is still too high and squashes the first floor element to the detriment of the scheme. In this instance the basement/lower ground floor could work with the provision of the landscaped terraces to reduce the impact of the scheme. The internal floor levels should line up through the property which would help in this regard, retaining the subservient feel to this element and thus appearing more separate.

The tiered basement garden is an improvement on the previous scheme, although the comments on the depth of the rear elements indicated above will need to be adhered to, and would provide additional light to the basement level, and improve the privacy of the private garden.

More, work is required on the formality of the landscape in accordance with the previous comments on the first pre-application scheme. The area of hardscape at the front should be broken up further with planted separating beds between parking spaces to visually appear softer than currently is the case.

As mentioned at the meeting the location of the refuse is acceptable, however the bike store should be incorporated within the main body of the building next to the refuse ideally to allow for better and easier access.

Permeable paving should be used as a preference over asphalt to maintain the existing street character, and could be used to cover over an aquifer that would assist in SUDs provision as required at this site (see point 7 below).

3. Residential amenities of adjoining occupiers:

Subject to the revised details of the rear elevation and the basement terrace the amenity space for units 3 and 4 would be more acceptable and would be in keeping with the surrounding character providing a private amenity space that would satisfy any potential occupier. The stepped effect is an improvement on the previous scheme and would soften the appearance of this area, given that it is not a feature of the locality.

It is considered that it would be unlikely that the scheme would cause any significant additional overlooking or loss of privacy for the neighbouring properties, despite the increase in the number of windows at the rear of the site, given that this is an urban environment a degree of mutual overlooking should be expected.

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 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 the majority of the units would meet the required standards:

Unit	Size	NDSS	Requirement Met
Unit 01 (2 bed – 3p)	64sqm	61sqm	Y
Unit 02 (3 bed – 4p)	74sqm	74sqm	Y
Unit 03 (2 bed – 3p)	70sqm	70sqm	Y
Unit 04 (1 bed – 2p)	60sqm	58sqm	Y
Unit 05 (2 bed – 3p)	65sqm	61sqm	Y
Unit 06 (1 bed – 2p)	51sqm	50sqm	Y
Unit 07 (1 bed – 2p)	51sqm	50sqm	Y
Unit 08 (3 bed – 4p)	81sqm	74sqm	Y
Unit 09 (3 bed – 4p)	81sqm	74sqm	Y

There is a concern in regard to the provision of the nine units at the site. This has increased the mass and scale of the proposal contrary the previous advice that the massing and general forms are not consistent with the local character and the provision of the additional parking space to accommodate the ninth space has pushed the whole scheme back. Furthermore, the London Plan currently suggests that a density of between 150-250 hr/ha would be applicable in a suburban environment with a 2 PTAL rating. Currently the density is 247 hr/ha which is under the suggested density, however the previous density of 220 hr/ha was considered more appropriate at the site and any scheme coming forward should have no more than 8 units.

You 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.

Any further scheme should also meet with the Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings', in order to be consistent with policy SP2.5 of the CLP1. It is noted that it appears that there is level access and lift to all floors and this would be supported.

5. Parking and highways:

The PTAL rating is 2 for the proposed development site which is poor, however it is a walking distance from bus stops and Sanderstead Railway Station. In general terms, any future application would require the submission of a transport statement addressing trips generated by the development and it is essential to establish how the proposed off-street parking numbers will be determined, within the context of the prevailing parking congestion in the surrounding area. Currently there are 3 x 3 bed roomed units and as such an additional space would be required at the site. Given the concerns in respect to the position of the host property in the streetscene, a reduction in the tenure and/or the number of units at the site would be supported.

The cycle parking (see point 3 above), refuse and disabled parking bays and electric vehicle charging points will need to be provided in compliance with the London Plan.

If these can be supplied at the application stage it would negate the need for conditions to be attached to any future approval. The Council would also require the following information to be submitted as part of an application for full assessment:-

- Details of access arrangement in compliance with current Highway Engineering Standards backed by scaled drawings should be submitted to. Drawings should conform to Highway visibility splay standards. Others should depict swept paths of the various vehicles accessing or exiting the site together with other associated manoeuvres by servicing vehicles to the site and emergency vehicle access to the rear.
- Details of the Car parking arrangements with electric vehicle charging points (including Cycle storage details, and disabled parking bays) in compliance with the Council's standards and the London Plan.
- A Demolition / Construction Logistic Plan (including a Construction Management Plan compliant with Chapter 8 of the Road Signs Manual for temporary Works)

6. Trees and landscaping:

There are no arboriculture objections to the proposed development. There are a few specimens within the amenity space to the rear that provide an element of screening between properties however none of these are considered of TPO quality. There is no impact on the TPO'd tree at number 1 West Hill.

Nevertheless it is proposed that these should be retained if possible and if not it is recommended that some form of replacement planting (trees or hedging) be provided to maintain that level of screening. Should an application be submitted it is expected that a full landscaping scheme and a tree survey accompanying it.

7. Surface Water Drainage Issues

The development will require incorporation of sustainable urban drainage systems (SUDs) which must be specified in any submission. These are to achieve Greenfield run-off rates and ensure surface water management and should include, but 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. I have again enclosed a copy of the Lead Local Flood Authority general flood advice for your records

8. 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.
- 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

9. Archaeological Priority Zone (APZ)

The site is located within an APZ. As part of any application we will consult Historic England who may have requirements with regard to archaeological assessment. It would be prudent to contact Historic England in order to ascertain whether not they would require further investigation of the site and what would be the scope of these works.

10. 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 £25.94 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 £150.91 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:

Once again the provision additional residential units at the location could be acceptable in principle. It is disappointing that the previous pre-application comments on the scale, massing and general forms which are not consistent with the local character have not been picked up. Moreover the increase of the scheme in terms of scale and units is not appropriate. Nevertheless, there have been improvements to the basement element, and subject to the proposed changes this could be appropriate at this particular site. 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.

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, and unfortunately the scheme would still 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 Survey
- 8) Design & Access Statement
- 9) Transport Statement
- 10) Flood Risk Assessment (this is a requirement for validation)
- 11) SUDs details
- 12) 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,

Mr Robert Naylor
Deputy Team Leader

Enc.

