Project Proposal
EXECUTIVE SUMMARY

Project
Demolish the existing buildings and erect a part three / part four storey building for a mixed use development including Class A1 retail space, 17 flats and related bin storage, cycle storage and amenity space.

The project is located at 791 London Road, Thornton Heath CR7 6AW.

Key features of project
The project comprises a building with two cores arranged as follows:
- Layout:
  - Ground floor: Retail unit to the front; 3 flats to the rear; Provision of associated refuse and cycle storage
  - First and Second floors: 5 flats each
  - Third floors: 4 flats and communal amenity space
- Low maintenance construction e.g. facebrick finishes. Suitable for timber frame construction.
- The two cores allows a buyer to arrange the tenure into different sections for example:
  - 10 flats in the front core (stairs + lift), 7 flats in the rear core (stairs+lift)
  - Split between levels (ground: 3; first: 5, second: 5; third: 4)
  - Access can be restricted between any of these divisions for example to allow tenure restricted access.
- The proposed affordable housing allocation will be 30%, split into a tenure of 60% affordable rent and 40% shared ownership.

CONTACT DETAILS
Chris Jones
CSJ Property Agents
020 8545 0591
PROJECT GRAPHICS

Artist Impression: South East Elevation

Artist Impression: North Elevation
Artist Impression: South-West Elevation

Artist Impression: South Elevation
Artist Impression: North Elevation

Section analysis

Section analysis
KEY FACTS AND FIGURES

ACCOMMODATION SCHEDULE

<table>
<thead>
<tr>
<th>Unit Nr</th>
<th>Floor</th>
<th>Size sqm</th>
<th>Bedrooms</th>
<th>Persons</th>
<th>Family Unit?</th>
<th>SQM Amenity: Private</th>
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<td></td>
<td>29</td>
<td></td>
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Accommodation Mix

<table>
<thead>
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<th>Units</th>
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<tbody>
<tr>
<td>1 bed</td>
<td>5</td>
</tr>
<tr>
<td>2 bed</td>
<td>9</td>
</tr>
<tr>
<td>3 bed</td>
<td>3</td>
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<tr>
<td><strong>Total Units</strong></td>
<td><strong>17</strong></td>
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Family Units

<p>| | |</p>
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<thead>
<tr>
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<tr>
<td><strong>Total Units</strong></td>
<td><strong>17</strong></td>
</tr>
<tr>
<td><strong>Family Units</strong></td>
<td><strong>8</strong></td>
</tr>
<tr>
<td><strong>Ratio %</strong></td>
<td><strong>47%</strong></td>
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FINANCIAL SUMMARY

SALES VALUES
The proposed scheme has been valued on the basis of a number of variables, which based on available research has been deemed a reasonable representation for the purposes of this proposal. Factors considered in the appraisal include:
Bedrooms size; Parking Provision; Purpose Built block; Large Garden; Quality finishes; Lift in block; < 9 units in block; Quiet Street; Quality of Transport; Time on market (each negative factor reduces sales value by 2%)

<table>
<thead>
<tr>
<th></th>
<th>All</th>
<th>1 Bed</th>
<th>2 Bed</th>
<th>3 Bed</th>
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<td>Median</td>
<td>£5,632</td>
<td>£5,475</td>
<td>£5,984</td>
<td>£5,875</td>
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<tr>
<td>Average</td>
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<td>£5,662</td>
<td>£5,802</td>
<td>£5,875</td>
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<tr>
<td>Max</td>
<td>£7,423</td>
<td>£7,423</td>
<td>£6,610</td>
<td>£5,875</td>
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<tr>
<td>Min</td>
<td>£4,806</td>
<td>£4,806</td>
<td>£5,062</td>
<td>£5,875</td>
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</table>

This equates into average sales prices of:
1 bed: £287,000
2 bed: £386,000
3 bed: £446,000

For Details see Appendix A

Affordable housing % contribution: 29% (recognised in to the financial summary below.

CIL payment including discount for affordable element of £122,444 has been included in estimated costs.

GDV includes an allocation of £180,000 for the retail space sales value. This is based on a currently achieved rent of £900pcm, and a 7.2% yield.

A sales value of £112,500 has been allowed for the freehold (£250/unit per year at 4% yield)

A cost estimate for block management is £50,000 per annum.
### Sales Price Calculation

| Companis in area | Size | Type | Approx distance | Price | Price/ SQM | Bedrooms | Parking | Purpos e built | Large Garden | Good finishes | Lift in block | Quiet street | Od Transit | Factor | Adjusted value | 1 bed | 2 bed | 3 bed |
|------------------|------|------|----------------|-------|-----------|---------|--------|--------------|--------------|--------------|-------------|-------------|------------|----------|--------|----------------|-------|-------|-------|
| Brigstock Road, Thornton Heath, CR7 | 61 | New | 0.21 | £365,000 | £5,984 | 2.00 | Yes | Yes | No | Yes | No | Yes | No | Yes | 6.00% | £5,625 | £5,625 |
| Queens Road, Croydon | 41 | New | 0.70 | £290,000 | £6,444 | 1.00 | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | 4.00% | £6,444 | £6,444 |
| London Road Thornton Heath CR7 | 44 | New | 0.39 | £355,000 | £8,068 | 1.00 | No | No | Yes | No | No | Yes | Yes | Yes | 8.00% | £7,423 | £7,423 |
| St. Christophers Gardens, Thornton H | 53 | New | 0.30 | £300,000 | £5,660 | 1.00 | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | 0.00% | £5,660 | £5,660 |
| 6 The Gallery, 11 Campbell Road, C | 54 | New | 0.30 | £300,000 | £5,956 | 1.00 | No | No | Yes | Yes | Yes | No | Yes | Yes | 6.00% | £5,222 | £5,222 |
| London Road Norbury SW19 | 50 | New | 0.25 | £325,000 | £6,500 | 1.00 | No | No | Yes | Yes | Yes | No | Yes | Yes | 6.00% | £6,110 | £6,110 |
| Queens Road Croydon | 63 | New | 0.70 | £378,000 | £6,148 | 2.00 | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | 0.00% | £6,148 | £6,148 |
| Dennett Road, Croydon, CR0 | 50 | New | 0.20 | £285,000 | £5,700 | 1.00 | No | No | Yes | No | No | Yes | Yes | Yes | 0.00% | £5,358 | £5,358 |
| E 11 Campbell Road, CROYDON CR0 | 61 | New | 0.58 | £365,000 | £5,956 | 2.00 | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | 0.00% | £5,956 | £5,956 |
| Brigstock Road, Thornton Heath, CR7 | 54 | New | 0.20 | £350,000 | £6,372 | 2.00 | Yes | Yes | Yes | Yes | No | Yes | No | Yes | 4.00% | £6,130 | £6,130 |
| Dennett Road, Croydon, CR0 | 64 | New | 0.80 | £345,000 | £5,911 | 2.00 | No | No | Yes | No | No | Yes | Yes | Yes | 6.00% | £5,067 | £5,067 |
| Cary Court Croydon | 52 | New | 0.80 | £249,000 | £4,800 | 1.00 | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | 0.00% | £4,800 | £4,800 |
| Iron, Purley Way, CRB | 61 | New | 0.82 | £420,000 | £8,888 | 2.00 | Yes | No | Yes | No | Yes | Yes | Yes | Yes | 4.00% | £8,888 | £8,888 |
| 5 The Gallery, 11 Campbell Road, C | 55 | New | 0.56 | £320,000 | £5,816 | 1.00 | No | No | Yes | Yes | No | Yes | Yes | Yes | 0.00% | £5,469 | £5,469 |
| Carrow Court | 47 | New | 0.25 | £280,000 | £5,957 | 1.00 | No | No | Yes | No | Yes | Yes | Yes | Yes | 6.00% | £4,988 | £4,988 |
| Iron, Purley Way, CRB | 52 | New | 0.82 | £245,000 | £5,890 | 2.00 | Yes | Yes | Yes | No | Yes | Yes | Yes | Yes | 4.00% | £5,890 | £5,890 |
| Henderson Road | 50 | New | 0.56 | £300,000 | £6,000 | 1.00 | No | No | Yes | No | No | Yes | Yes | Yes | 0.00% | £5,640 | £5,640 |
| Campbell Road | 65 | New | 0.30 | £350,000 | £5,385 | 2.00 | No | No | Yes | Yes | No | Yes | Yes | Yes | 6.00% | £5,062 | £5,062 |
| Pinnacle Apartments Salfon Square | 75 | New | 0.41 | £475,000 | £6,270 | 3.00 | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | 6.00% | £5,875 | £5,875 |
APPENDIX C: DRAWINGS AND ELEVATIONS
Grant of planning permission

The Council of the London Borough of Croydon, as the Local Planning Authority, hereby grant planning permission for the following development, in accordance with the terms of the above mentioned application (which shall include the drawings and other documents submitted therewith) :-

Demolition of existing buildings, erection of part three / part four storey building, with flexible A1/A2/D1 Use Class at ground floor frontage, and provision of 17 flats (5 x 1 bedroom, 9 x 2 bedroom, 3 x 3 bedroom) with rear rooftop amenity area at third floor, provision of associated bin storage, and cycle storage.
at: 791 London Road, Thornton Heath, CR7 6AW, ,

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

1  The development shall be begun within three years of the date of the permission.
Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2  Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out entirely in accordance with the approved drawings submitted with the application as listed below:
A-01 ; A-02 Rev 3 ; A-03 ; A-04 ; A-05b ; A-06b ; A-07b ; SD 777 ; 1440-PL-01 ; un-numbered topographical survey.
Reason: For the avoidance of doubt, and to ensure that the development is carried out
in full accordance with the approved plans in the interests of proper planning.

3 Prior to the commencement, of above ground works (excluding demolition works) full details of the External Facing Materials including samples of all facing materials and finishes shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that the appearance of the development is acceptable and contributes towards a high quality built environment. This condition is required to be pre-commencement to ensure the quality of the finished appearance of the development.

4 Prior to the commencement, of above ground works (excluding demolition works), detailed drawings in plan/elevation and section at 1:10 through all typical external elements/details of the facades including all openings/window reveals in external walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details thus approved. Reason: To ensure that the appearance of the development is acceptable and contributes towards a high quality built environment. This condition is required to be pre-commencement to ensure the quality of the finished appearance of the development.

5 Prior to the first occupation of the ground floor A1/A2/D1 Unit details of external signage to Unit shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details thus approved, unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure that the appearance of the development is acceptable and contributes towards a high quality built environment.

6 Prior to the commencement, of above ground works (excluding demolition works), full details of the Boundary Treatments and Retaining Walls for the development shall be submitted to and approved in writing by the Local Planning Authority. The details approved shall be provided and completed in accordance with this condition prior to the first occupation of the development, and maintained for the lifetime of the development thereafter. Reason: To ensure that the appearance of the development is acceptable and contributes towards a high quality built environment. This condition is required to be pre-commencement to ensure the quality of the finished appearance of the development.

7 Prior to the commencement, above ground works, full details of the Childrens’ Play Space, including details of play and/or recreational equipment, and a maintenance/management plan for all aspects of the Child Play Space shall be submitted to and approved in writing by the Local Planning Authority. The details approved shall be provided and completed in accordance with this condition prior to the first occupation of the development, and maintained for the lifetime of the development thereafter. Reason: To ensure that the appearance of the development is acceptable and
contributes towards a high quality built environment and provides a sufficient quantum and quality of Childrens’ Play Space.
This condition is required to be pre-commencement to ensure the quality of the finished appearance of the development and quality of childrens’ amenity space.

8 Prior to the first occupation of the development details of security lighting to the bin store and external bicycle store, and to the external ground floor pedestrian access area shall be submitted to the Local Planning Authority for its written approval. The details approved shall be provided and completed in accordance with this condition prior to the first occupation of the development, and maintained for the lifetime of the development thereafter.
Reason: To ensure that the appearance of the development is acceptable and contributes towards a high quality built environment and amenity, and promotes safety and security, and minimises light pollution.

9 Unless otherwise agreed in writing with the Local Planning Authority, all of the residential dwellings within the development hereby approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable', save for at least 10% of the units which shall comply with either the optional requirement M4(3)(2)(a) 'wheelchair adaptable', or the optional requirement M4(3)(2)(b) 'wheelchair accessible'. Such provision shall be reasonably maintained for the lifetime of the development.
Reason: To ensure the adequate provision of accessible and adaptable dwellings and wheelchair adaptable and wheelchair accessible dwellings.

10 Prior to the first occupation of the development, the developer shall submit the following details to the Local Planning Authority for its written approval:
   a) Cycle storage (appearance)
   b) Refuse storage (appearance)
   c) Electric charging point for cycle storage
   d) Privacy screens to balcony balustrades
Once approved the items above shall be implemented as specified and retained thereafter for so long as the development is in existence.
Reason: To ensure that the appearance of the development is acceptable and contributes towards a high quality built environment and, that the development safeguards the amenity of adjacent residential occupiers, and that sustainable transport is promoted.

11 Prior to the commencement of the development (including demolition works) an updated Construction Logistics Plan (CLP) in conjunction with the submitted CLP Ref: 22112018A Rev 2 dated 26/03/19 shall be submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following information for all construction phases of the development:
   a) Hours of construction;
   b) Hours of deliveries;
   c) Parking of vehicles associated with deliveries, site personnel, operatives and visitors;
   d) Facilities for the loading and unloading of plant and materials;
   e) Details of the storage facilities for any plant and materials;
f) The siting of any site huts and other temporary structures, including site hoardings;
g) Details of the precautions to guard against the deposit of mud and substances on
the public highway, to include washing facilities by which vehicles will have their
wheels, chassis and bodywork effectively cleaned and washed free of mud and similar
substances prior to entering the highway;
i) Details outlining the proposed range of dust control methods and noise mitigation
measures;
j) Details demonstrating compliance with the non-road mobile machinery (NRMM)
regulations 2015;
k) Details confirming that all delivery vehicles are registered under the Freight
Operators Recognition Scheme (FORS) achieving a minimum of silver status.
All construction phases of the development shall be carried out strictly in accordance
with the details so approved.
Reason: To safeguard the amenity of surrounding residents and the area generally,
and to prevent adverse impacts upon the transport network during the construction
phase of the development.
This condition is required to be pre-commencement to ensure that all phases of
construction do not adversely impact the amenity of surrounding residents and the area
generally, and do not adversely impact upon the transport network.

12 Unless otherwise agreed in writing by the Local Planning Authority, the residential part
of the development hereby permitted shall achieve a minimum water efficiency
standard of 110/litres/person/day.
Reason: To ensure high standards of sustainable design and construction in new
development.

13 Prior to the first occupation of the development details of sound insulation measures
between the ground floor A1/A2/D1 Unit and first floor dwellings shall be submitted to
the Local Planning Authority for its written approval. Once approved, the details shall
be provided and completed in accordance with this condition prior to the first
occupation of the development, and maintained for the lifetime of the development
thereafter.
Reason: To safeguard the amenity of future residential occupiers.

14 Prior to first occupation of the development and in accordance with the submitted
Sustainable Water Strategy Report dated March 2018, Flood Risk Assessment Ref:
AEL-4491-FRA 967102 dated 05/04/19 and the submitted Sustainable Drainage
Strategy Ref: 2398-DS-Rev A dated October 2019, details of the roof drainage systems
and details to show the proposed levels and flow regime across the site for managing
the exceedance event shall be submitted to and agreed with the Local Planning
Authority in writing and in consultation with the Lead Local Flood Authority. Once
approved, the scheme shall be implemented as specified prior to the first occupation of
the development.
Reason: To ensure that surface water can be attenuated efficiently from the site.
Before the development, including demolition works, is begun an intrusive site investigation and assessment into the possibility of soil, water and gaseous contamination must be carried out to the approval of the Local Planning Authority. The investigation report shall include a risk assessment and details of remediation if required. Remedial works which are shown to be required must be approved by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building. A validation report detailing evidence of all remedial work carried out must be submitted to and approved in writing by the Local Planning Authority at the conclusion of the work and before any occupation of the properties. The developer shall notify the Local Planning Authority of any on site contamination not initially identified by the site investigation so that an officer of the Council may attend the site and agree any appropriate remedial action.

Reason: To ensure the safe development of potentially contaminated land.

Details of connection to foul and/or surface water drainage system shall be submitted to the Local Planning Authority for its written approval. Once approved, the details shall be provided and completed in accordance with this condition prior to the first occupation of the development, and maintained for the lifetime of the development thereafter.

Reason: To ensure that foul and surface water can be dispersed effectively from the site.

Whilst the principles of SUDs are encouraged no infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason: To prevent pollution of controlled water networks.

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

Prior to the first occupation of the A1/A2 and or D1 Unit the developer shall submit details of opening and operational hours to the Local Planning Authority for its written approval. Once approved, the opening and operational hours shall be adhered to in accordance with this condition, and maintained for the lifetime of the development thereafter.

Reason: To safeguard the amenity of future and adjacent occupiers.
20 No sound amplification equipment shall be used for a D1 Use in the ground floor Unit until noise limiting and cut-out devices have been fitted to the electrical supply and connected to windows and external doors. These devices should cut out the supply to amplified sound when windows and external doors are opened. Such fixtures and fittings shall be implemented and retained as such for so long as a D1 Use Community Unit is in existence.
Reason: To safeguard the amenity of future and adjacent occupiers.

21 Prior to the commencement of the development details of a public art installation within the development shall be submitted to the Local Planning Authority for its written approval. Once approved, the public art installation shall be provided and completed in accordance with this condition prior to the first occupation of the development, and maintained for the lifetime of the development thereafter.
Reason: To ensure that the appearance of the development is acceptable and contributes towards a high quality built environment.
This condition is required to be pre-commencement to ensure the quality of the finished appearance of the development.

22 The developer shall submit a fully detailed updated Delivery and Servicing Plan (DSP) in conjunction with the submitted DSP dated 2019 for vehicles to the Local Planning Authority for its written approval prior to the first occupation of the new development. Once approved, the details shall be provided and completed in accordance with this condition prior to the first occupation of the development, and maintained for the lifetime of the development thereafter unless otherwise agreed by the Local Planning Authority in writing.
Reason: To prevent adverse impacts upon the local transport network resulting from the development.

23 Prior to the commencement of the development, of above ground works (excluding demolition), details of secure by design measures to be implemented on site shall be submitted to the Local Planning Authority for its written approval. Once approved, the details shall be provided and completed in accordance with this condition prior to the first occupation of the development, and maintained for the lifetime of the development thereafter.
Reason: To promote a safe and secure environment for future occupiers.
The condition is required pre-commencement to ensure that the development would ensure the safety and security of future occupiers.

24 Prior to the first occupation of the A1/A2/D1 Unit, details of security shutters to the A1/A2/D1 Unit shall be submitted to the Local Planning Authority for its written approval. Once approved, the details shall be provided and completed in accordance with this condition prior to the first occupation of the development, and maintained for the lifetime of the development thereafter.
Reason: To ensure that the appearance of the development is acceptable and contributes towards a high quality built environment.
25 Unless otherwise agreed in writing by the Local Planning Authority no windows or openings shall be formed to the residential dwellings other than those shown on the approved plans. Where windows are shown as obscure-glazed on the approved plans they shall be implemented as such (to a minimum level 4) prior to the first occupation of the residential dwellings in the development and shall be retained as such for so long as the development is in existence.
Reason: To safeguard the amenity of adjacent occupiers.

26 Prior to the commencement of above ground works, excluding demolition works, full details of the following shall be submitted to and approved in writing by the Local Planning Authority:
   a) Hard landscaping materials (including samples as appropriate);
   b) Soft landscaping details, including the species, size and density of proposed new planting and including to the communal third floor roof terrace.
   c) Measures to promote diverse ecology through flora and fauna enhancements.
   The details approved shall be provided and completed in accordance with this condition prior to the first occupation of the new development, and maintained for the lifetime of the development with the exception of new planting which shall be provided and completed in accordance with this condition prior to the end of the first planting season following completion of the development, and maintained for a period of five years from the date of planting. Any new planting which dies, is severely damaged, becomes seriously diseased or is removed within that period shall be replaced by planting of a similar size and species to that originally planted.
   Reason: To ensure that the appearance of the development is acceptable and contributes towards a high quality built environment.
   This condition is required to be pre-commencement to ensure the quality of the finished appearance of the development.

In reaching this decision the Local Planning Authority has sought to work in a positive and pro-active manner based on seeking solutions to problems in the following way:

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service. The scheme was submitted in accordance with guidance following pre application discussions and amendments were submitted in accordance with officer advice.

Informative(s):

1 This planning permission is subject to a Section 106 Agreement under the Town and Country Planning Act 1990.

In relation to the planning obligations of the Section 106 agreement deed, details regarding payment of contributions can be obtained from emailing the Spatial Planning Team at:- planning.106agreements@croydon.gov.uk
In respect of financial planning obligations (which are required and encompassed in Section 106 agreements) payments are to be made ideally via BACS payment. When such payments are made both the planning application reference and Section 106 deed number are to be quoted for ease of reference.

2 IMPORTANT

Community Infrastructure Levy.

A. You are advised that under the Community Infrastructure Levy Regulations 2010 on commencement of the development a financial payment will be required to Croydon Council and the Mayor of London. In relation to retrospective applications where the development has already taken place, the financial payment is due immediately on the grant of planning permission. The payment to the Mayor of London will be forwarded by Croydon Council.

B. A separate Liability Notice will be issued to any person who has assumed liability for the payment. If no person or body has already assumed liability then within 14 days of this permission the names and addresses of the person(s) responsible for the CIL payment should be forwarded to the Council using the agreed forms which can be obtained from the planning portal from the link below.

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

C. If no person or body has assumed liability, payment will be required from the owner of the land at the time of commencement of works. It should be noted that for the purpose of the above regulations commencement of the development will comprise any works of demolition necessary to implement the planning permission.

D. For further information please visit the Croydon Council's website at:

www.croydon.gov.uk/cil

3 Before commencing work on the site to ensure an environmentally acceptable construction process, and possible enforcement action, you should consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites". The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.

4 In order to give Publicity to this planning application the Council displayed a total of 1 site notice in the locality of the application site. The notices is displayed as follows:

o/s 791 London Road

Please make arrangements for this notice to be removed.

5 Noise / Sound Insulation

In this type of development, the developer should aim for a 'good' standard for acoustic
design criteria under the British Standards Institute BS8233:2014 "Guidance on sound insulation and noise reduction for buildings" in living rooms and bedrooms as described below:

Indoor ambient noise levels for dwellings

<table>
<thead>
<tr>
<th>Activity</th>
<th>Location</th>
<th>07:00 to 23:00</th>
<th>23:00 to 07:00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resting</td>
<td>Sleeping (daytime resting)</td>
<td>Living room/area</td>
<td>35dB LAeq, 16 hour</td>
</tr>
<tr>
<td>Bedroom</td>
<td>35dB LAeq, 16 hour</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>30dB LAeq, 8 hour</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

In bedrooms at night, individual noise events should not normally exceed 45 dB LA MAX.

Insulation (floor/ceiling/wall)

Sound insulation should be provided in the form of either a floating floor or independent ceiling between the separating floors of the premises. The level of sound insulation provided should, as a minimum, meet the standard specified in The Building Regulations 2003 Approved Document E: Resistance to the Passage of Sound.

In addition, sound insulation should be provided to any internal walls which separate proposed individual dwellings from others and to walls which separate dwellings from any parts of the building which will be in common use, e.g. hallways, staircases, WCs etc. Again, the level of sound insulation to be provided should be at least to the standard specified in The Building Regulations 2003 Approved Document E: Resistance to the Passage of Sound.

A copy of The Building Regulations 2003 Approved Document E: Resistance to the Passage of Sound is available from the Office of the Deputy Prime Minister website using the following link:

6 Transport for London (TfL) Informative

The erection of hoarding on the footway during construction works on the site will be subject to a separate Section 172 licence application under the Highways Act 1980 to the Asset Operations team at TfL. The developer should also ensure that the site gates do not open out onto the footway or carriageway of the TLRN in accordance with Section 153 of the Highways Act 1980.

Any scaffolding for the proposed development located on the footway of London Road will be subject to a separate Section 169 licence application under the Highways Act 1980 to the Asset Operations Team at TfL.

The footway and carriageway of the A23 London Road must not be blocked during building works. Temporary obstructions during the building works must be kept to a minimum and should not encroach on the clear space needed to provide safe passage to pedestrians or obstruct the flow of traffic on London Road.
All vehicles associated with the building works must only park/stop at permitted locations and within the time periods permitted by existing on street restrictions.

No skips or construction materials shall be kept on the footway or carriageway of the TLRN at any point.

7 Thames Water Informative

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water’s Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk/wastewaterquality.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you’re planning significant works near our mains (within 3m) we’ll need to check that your development doesn’t reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes

If you are planning on using mains water for construction purposes, it’s important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

8 Transport Informative

Marketing for the site should demonstrate its car free nature, highlight the cycle parking, any nearby car club provision, and bus routes. This information should be repeated in a Welcome Pack for occupiers.

Yours faithfully,

Pete Smith
Head of Development Management
Notes: This is a planning permission only. It does not convey any approval or consent which may be required under the Building Regulations or any other enactment.

DRAFT DECISION NOTICE
PROPOSED NORTH ELEVATION
PROPOSED FIRST FLOOR PLAN

FLAT 4
53 M2

FLAT 5
61 M2

FLAT 6
56.4 M2

FLAT 7
68.6 M2

FLAT 8
72 M2

791 LONDON ROAD
Thotrntoh Heath
United Kingdom

Client: Purple Pupper Partnership

ARCHITECTURAL DESIGN
JUNE 2019

SCALE: 1:100
## Accommodation Schedule

<table>
<thead>
<tr>
<th>Unit Nr</th>
<th>Floor</th>
<th>Size sqm</th>
<th>Bedrooms</th>
<th>Persons</th>
<th>Family Unit?</th>
<th>Bed 1 Size</th>
<th>Bed 2 Size</th>
<th>Bed 3 Size</th>
<th>Habitable Rooms</th>
<th>SQM Amenity: Private</th>
<th>SQM Amenity: Private Req'd</th>
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<td>1</td>
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<td>71</td>
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### Nr Cycle parking spaces

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<th>Needed</th>
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<th>Family Units</th>
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<td>Total Needed</td>
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<td>17</td>
<td>Units</td>
</tr>
<tr>
<td>1 bed</td>
<td>5</td>
<td>Family Units</td>
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<tr>
<td>2+ bed</td>
<td>24</td>
<td>Total Units</td>
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<tr>
<td></td>
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</table>

Total: 106.00
Survey coordinates and levels relate to OSGB36(15) via multiple RTK GNSS.