

Development Management
Sustainable Communities, Regeneration and
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Your ref: The Sandrock Public House
Our ref: P/PC/South Area Team/DCKXM

Date: 10th May 2023

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

Application Number: 23/00417/FUL

Applicant: Grand Central Properties Ltd

Refusal of planning permission

The Council of the London Borough of Croydon, as the Local Planning Authority, hereby refuse planning permission for :-

Erection of a two storey side and rear extension to The Sandrock Public House to provide an enlarged service (including front seating area) for the existing pub (Sui Generis) and conversion of the upper floors including extension to create four flats and the construction of 9x three storey houses to the rear with associated hard and soft landscaping, car parking, a new crossover along Sandrock Place, boundary treatment and cycle and refuse storage.

at:

The Sandrock, 152 Upper Shirley Road, Croydon, CR0 5HA

Reason(s) for Refusal:

- 1 By reason of its design and layout, the proposal would provide a poorly legible and cramped form of development which would not be considered high quality contrary to DM10 and SP4 of the Croydon Local Plan (2018) and D3 and D4 of the London Plan (2021), NPPF and National Design Code.

- 2 The development would fail to adequately contribute to addressing London's and the borough's need for affordable homes and would therefore be contrary to Policies SP2.4 and SP2.5 of the Croydon Local Plan (2018) and Policies H4 and H5 of the London Plan (2021)
- 3 By reason of poor layout, legibility and security, poor daylight and outlook the proposed houses are not considered to provide high quality accommodation and the proposal fails to demonstrate how it would ensure the safety of all buildings users in relation to fire or provide any M4(3) homes thereby conflicting with Policies SP2 and DM10 of the Croydon Local Plan (2018) and Policies D3, D5, D6, D7 and D12 of the London Plan (2021).
- 4 Insufficient information has been provided to demonstrate that the development would not result in unacceptable harm to protected species or habitats and it has not been demonstrate that the scheme would contribute sufficiently to urban greening and biodiversity net gain. This would be contrary to policies SP7.4, DM27 and DM28 of the Croydon Local Plan (2018) and policies G5 and G6 of the London Plan (2021).
- 5 The development would result in the loss and harm to a number of trees, including those preserved by a Tree Preservation Order which, as a group, contribute to the visual amenity of the area. The development would thereby conflict with Policies DM28 and DM10 of the Croydon Local Plan (2018) and G7 of the London Plan (2021).
- 6 By reason of the poor layout of the disabled car parking, pedestrian access and refuse and recycling storage, and size and accessibility of the integral cycle stores for the houses, the proposal has not demonstrated that safe and accessible disabled parking has been provided, that easily accessible cycle storage has been provided and that pedestrians can safely access the site. The proposal would thereby conflict with Policy D3, T5, T6, T6.1 of the London Plan (2021) and Policies SP8, DM13, DM29 and DM30 of the Croydon Local Plan (2018) and the London Cycle Design Guide (2012).
- 7 Insufficient information has been provided to determine if the site drainage meets the requirements of the NPPF and PPG, SuDS Non-Statutory Technical Standards (NSTS) (March, 2015), the London Plan 2021 policy SI 13, it's supporting document; Sustainable Design and Construction Planning guidance (2014), Croydon's Local Plan 2018 policy SP6.4 and DM25.3 and

Croydon's LLFA requirements for sustainable drainage proposals supporting full planning permission.

- 8 The proposal fails to demonstrate that the development would be net zero carbon, contrary to Policy SP6.2 of the Croydon Local Plan (2018) and Policy SI 2 of the London Plan (2021)
- 9 In the absence of a legal agreement, the application does not offer a means to secure the affordable housing (or review mechanisms), employment and skills contribution, air quality contributions, carbon emissions offset contribution, prevent car parking permits in any future Controlled Parking Zone, highway works or sustainable transport contributions to mitigate the scheme. The proposal would thereby be contrary to Policy SI 1, SI 2, T6.1 of the London Plan (2021) and Policies SP2, SP3, SP8.15, SP8.16, and DM30 of the Croydon Local Plan (2018).

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 offers a pre planning application advice service. The scheme does not comply with guidance and no pre application discussions were entered into. The Council is ready to enter into discussions with the applicants to assist in the preparation of a new planning application via the Council's Pre Application process. The Local Planning Authority's suggested improvements were not adopted by the applicant. The Local Planning Authority delivered the decision in a timely manner.

Informative(s):

- 1 IMPORTANT ADVICE RELATING TO THIS APPLICATION IN THE EVENT OF AN APPEAL AGAINST THE COUNCIL'S DECISION

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. The payment to the Mayor of London will be forwarded by Croydon Council.

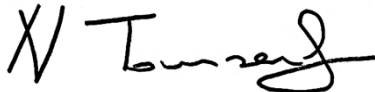
B. A separate Liability Notice will be issued to any person who has assumed liability for the payment. If no person or body has already assumed liability then within 14 days of an appeal being allowed the names and addresses of the person(s) responsible for the CIL payment should be forwarded to the 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

Yours faithfully,



Nicola Townsend

Head of Development Management

Drawing No's: Elevations 18/2233 SIDE ELEVATION (EAST) 1 Received 01.02.2023, Floor plans 18/2233 GROUND FLOOR Received 01.02.2023, Floor plans 18/2233 CELLAR Received 01.02.2023, Floor plans 18/2233 SECOND FLOOR Received 01.02.2023, Roof plan 18/2233 ROOF PLAN Received 01.02.2023, Elevations 18/2233 SIDE ELEVATION (WEST) 4 Received 01.02.2023, Elevations 18/2233 REAR ELEVATION (SOUTH) 2 Received 01.02.2023, Elevations 18/2233 FRONT ELEVATION (NORTH) 3 Received 01.02.2023, Floor plans 18/2233 FIRST FLOOR Received 01.02.2023, Location Plan SAND/01 Received 01.02.2023, Site plan SAND/1000 Received 01.02.2023, Site plan SAND/100 Received 01.02.2023, Elevations SAND/109 Received 01.02.2023, Elevations SAND/112 Received 01.02.2023, Elevations SAND/121 Received 01.02.2023, Elevations SAND/201 Received 01.02.2023, Floor plans SAND/110 Received 01.02.2023, Floor plans SAND/111 Received 01.02.2023, Floor plans SAND/120 Received 01.02.2023, Floor plans SAND/200 Received 01.02.2023, Sections SAND/150 Received 01.02.2023, Sections SAND/151 Received 01.02.2023,

Appeals to the Secretary of State - Notes for applicants

Applicants for Planning Permission.

(A) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

(B) If you want to appeal against your local planning authority's decision, then you must do so within six months of the date of this notice, using a form which you can obtain from the Planning Inspectorate.

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

(D) The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

(E) The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

(F) In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

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

Purchase Notices.

(A) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out any development which has been or would be permitted.

(B) In these circumstances, the owner may serve a purchase notice on the London Borough Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.
