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PT/P/DC/20/36341

DP/DC/PM/JN(A/T)

29th October, 1980

3rd November

The Department of Planning and
Transportation,
Greater London Council,
County Hall.
SE1 7PB

Dear Sirs,

Re: Planning Application No. 80/20/170 - Redevelopment of site to include supermarket, shops, multi-storey car park, Salvation Army Citadel, public house, restaurant and disco, community hall, flats, offices and public conveniences at 16 & 17 Haynes Lane, 46-70 Westow Street, and the adjoining upper and lower level car park, Upper Norwood, SE19.

With reference to your letter dated 9th April, 1980 my Council wish to grant planning permission on the above application subject to the following conditions:-

Conditions

1. The subsequent approval of Local Planning Authority with respect to any matters relating to the following, in accordance with the provisions of Article 5 of the Town and Country Planning General Development Order, 1973, is to be obtained before any development is commenced:-
 - (a) the siting of the buildings;
 - (b) the design or external appearance of the buildings;
 - (c) the means of access to the buildings;
 - (d) the landscaping of the site.
2. New street plans and details of levels, gradients, surface water drainage and construction shall be approved by the Council before work is commenced on the development hereby permitted and the works shall be carried out to the Council's satisfaction and in accordance with a time-table approved by the Council.
3. A landscaping scheme showing trees to be retained and new planting shall be submitted to the Council for approval before the development is begun, the scheme to be carried out to the Council's satisfaction during the first planting season after completion of the development.
4. Buildings being erected only on the area hatched and cross-hatched on the submitted plan.

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5. The existing building line along Westow Street being maintained for a distance of 75m from the southern edge of the existing carriageway in Haynes Lane.
6. Small scale uses being located on the northern part of the development fronting Westow Street.
7. The supermarket shall abut the proposed landscaped area adjacent to Westow Street.
8. In the areas cross-hatched on the submitted plan, no buildings being erected greater than 3m in height above footway level in Bedwarding Road, nor greater than 5m in height abutting Haynes Lane, respectively.
9. The public buildings being located only in that part of the site shown on the submitted plan and the public conveniences being sited at or above Westow Street level with adequate access for the disabled.
10. No building being greater than 12m in height nor less than 5m in height in relation to the adjacent ground level in Westow Street with the exception of the focal points located as follows:
 - (a) at the corner of the development approximately opposite 47 Westow Street
 - (b) on the area of the building development allocated for public facilities.
11. The development matching the existing scale and character of the buildings in Westow Street.
12. The development shall comply with the daylighting standards as set out in "Planning for Sunlight and Daylight" issued by the Department of the Environment.
13. The siting and design of the access points being to the satisfaction of the Council.
14. A minimum of one garage or parking space being provided for each unit of residential accommodation and maintained for the sole benefit of the occupants of the new residential units to the satisfaction of the Council.
15. Loading and unloading of vehicles shall be carried out within the curtilage of the site.
16. Ingress to the servicing area for the main commercial premises being from Westow Street at a point within 60m from the southern edge of the existing carriageway in Haynes Lane.

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17. Any egress from the servicing area to Haynes Lane being at a point within 25m of the western edge of the carriageway in Westow Street.
18. Vehicular access to the car park being sited approximately in the position shown on the submitted plan.
19. The siting and alignment of the car park access road being such as to allow for the possibility of the future servicing of land at the rear of 74 to 78 Westow Street and 104 to 106 Church Road.
20. A pedestrian route uninterrupted by vehicular traffic being provided through the development linking Westow Park and Westow Street approximately in the position shown on the submitted plan, and maintained to the satisfaction of the Council.
21. The community facilities and residential accommodation being completed before the supermarket is occupied.
22. Details of boundary fences and screen walls shall be approved by the Council.
23. All servicing vehicles entering and leaving the site in forward gear only.
24. Details and method of heating the proposed building shall be approved by the Council.
25. The existing trees shall be (retained) (protected to the satisfaction of the local planning authority) for the duration of the development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.
26. No demolition, site clearance or building works (including trenches, pipe lines for services or drains) shall be undertaken except with the prior written consent of the Council until chestnut pale fencing or other means of protection to be approved by the Council of a height of not less than 1.2 metres (4 ft.) has been erected around each tree or tree group to be retained on the site at a minimum radius from the trunk of any such tree or trees of not less than 4.5 metres (15 ft.), such fencing to be maintained during the course of development to the satisfaction of the Council.

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27. The area around the protected tree and enclosed by fencing shall not be used for any purpose and no structures, machinery, equipment, materials, or spoil shall be stored or positioned within that area.
28. The destruction by burning of materials obtained by site clearance and/or demolition shall not take place within 6.1 metres (20 ft.) of the furthest extent of the canopy of any tree or tree group to be retained on the site or land adjoining.
29. No trenches, pipe lines for services or drains shall be sited within 4.5 metres (15 ft.) of the trunk of any tree to be retained on the site without the previous written consent of the Council.
30. Details of the matters reserved above shall be submitted within 3 years of the date of the permission.
31. The development shall not begin before the later of the following dates:-
 - (i) 5 years from the date of the permission ;
 - (ii) 2 years from the final removal of the matters reserved above.

The reasons why the Council wish to impose these conditions are as follows:-

Reasons

1. Insufficient information is given for consideration of the proposal in detail.
2. Insufficient information is given for consideration of the proposal in detail.
3. Insufficient information is given for consideration of the proposal in detail.
4. To protect the visual amenities of the area.
- 5/7. To protect the visual amenities of the street scene.
8. To protect the visual amenities of the area.
- 9/11. To protect the visual amenities of the street scene.
- 12/13. In order that vehicles entering or leaving the site shall not create additional hazards to the flow of traffic.
14. In order that standing vehicles shall not impede the free flow of traffic.

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- 15/16. In order that vehicles entering or leaving the site shall not create additional hazards to the flow of traffic.
17. In the interests of road safety.
18. To secure a satisfactory form of future comprehensive redevelopment of these sites.
19. In the interests of road safety.
20. To ensure the satisfactory development of the site.
21. Insufficient information is given for consideration of the matter in detail.
22. In the interests of road safety.
23. Insufficient information is given for consideration of the matters in detail.
- 24/29. To ensure that all existing trees on the site are adequately protected.
- 30/31. To comply with the provisions of the Town and Country Planning Act 1971.

The above development which involves a substantial departure from the Initial Development Plan, has been advertised and copies of all representation received are enclosed. I enclose copies of the advertisement and relevant extract from the minutes of the meeting of my Council on 6th October, 1980.

In accordance therefore with the provision of Regulation 4(1)(6) of the Town and Country Planning (Local Planning Authority in Greater London) Regulations, 1980 the application is referred to your Authority so that their direction may be given.

Statement under paragraph 3(c)(ii) of the Town and Country Planning (Development Plans) (Greater London) Direction, 1978.

Part of the area of land forming the subject of the application is zoned as Public Open Space on the Initial Development Plan. The remaining part is zoned for residential and for secondary shopping purposes.

The proposed development reflects existing uses of the site and my Council is satisfied that the part of the land zoned as Public Open Space is not required for this purpose.

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The application is made for outline planning permission and the Council consider that the conditions attached to the recommendation will ensure the proper development of the land particularly having regard to the needs and character of the area.

I confirm that the granting of permission for the proposed development would not be contrary to the views expressed on the application by a Government Department.

Yours faithfully,

Head of Development Planning
for Director