

## Liberty Printers, Thornton Heath

### Urban Residential Infill

**Location:**  
Willetts Road, Thornton Heath

**Existing Use:** printing works

**Site Area:**  
0.27 hectare

**Residential Density:**  
185 dwellings per hectare

**Proposals:** The erection of two four-storey buildings comprising a total of 14 one bedroom, 29 two bedroom and 7 three bedroom flats; alterations to the existing access and the provision of 31 car parking spaces.



Robin Harper has been instrumental in bringing forward this under-utilised and partly derelict employment site for new homes. Robin originally provided his planning expertise and advice on proposals for redevelopment of the site, by managing the application process and successfully leading the appeal team.

Harper Planning Consultants was subsequently instructed to advise the client on a revised application in the context of new planning policies - including advising on addressing employment policies and s106 negotiations— as well as providing a robust strategy to achieve an economically viable permission.

The scheme involves high density homes on a challenging redevelopment site in a sustainable urban location within Thornton Heath.

**Main planning issues:**

- Loss of employment land
- Principle of residential development
- Scale density and layout
- Impact on neighbouring residential amenity
- Provision of amenity space and children's play space
- Highway safety & parking
- Affordable housing and financial contributions

The scheme was strongly opposed by neighbouring residents and the application was originally rejected by Croydon Council.

Outline planning permission was originally granted at appeal and subsequent amendments were approved by Croydon Council. Robin Harper has advised the developer throughout this process.



**RTPI**  
mediation of space · making of place

