

Dear neighbours

We wanted to urgently flag a **planning application which poses an immediate threat to our community**. It is on the council website, reference [21/03943/FUL](#)

The application is hard for laypeople like us to follow, but **bypasses normal residential planning standards** ("Sui Generis") to create a kind of accommodation ("HMO") that the Council say causes:

**Anti-social behaviour and noise;  
Litter and management of refuse;  
Excessive parking;  
Fires;  
Cramped living conditions, unkempt premises and overcrowding**



**Many or all of these are likely to apply to the 51 Addiscombe Road proposal.** The plan is to **convert a five bedroom house to an unstaffed 13 bed hostel** remotely managed from the **East Midlands**. It is unclear what sort of people will be housed beyond being **transient, many likely imported from other boroughs**.

The development is of such a poor standard that the 13 transient residents of its cramped conditions, and their visitors, will **spend much of their time in neighbouring streets**. They, and the wider community, will be further targeted by **drug dealers** who are a **known and increasing problem** in our area.

This will certainly cause a **domino effect, radically changing the area**. The current mixed housing requires some larger family homes. Previously settled residents of the few remaining unconverted houses in Addiscombe Road will be **driven by the above threats to leave** in whatever way they can. These houses will no longer be viable as family homes and their owners will be **forced to seek further development** given the loss in value of their main asset.

Beyond very general, brief promises there is **nothing concrete on how the likely problems will be managed** and the company has a **five year history of financial and management problems**. We had no **contact from the developers ahead of planning permission**.

While the scheme has obviously been in development for many months, **it's true nature has been kept secret from neighbours and the wider community**.

As the immediate neighbours we are shocked by this and are doing everything we can to react in the very limited time available. Many thanks to Councillors Sean Fitzsimons and Jerry Fitzpatrick for their help and support.

We would also be very grateful if you could **look at the proposal** and, if you feel able, **register an objection**. **We do not oppose every development - indeed most of us have never objected before - but this is particularly dangerous**.

We have all watched the changes around East Croydon with mixed feelings, sometimes including powerlessness. **Registering an objection is relatively easy on the council website**. This is our chance as a community to start drawing the line. Please do take the time to look. **The deadline for objections is 12.00 noon on Sunday 29th August. Time is against us but we can stand up for the community and make a difference**.

Thank you for reading. We can be reached on [jane\\_shaw@me.com](mailto:jane_shaw@me.com) and would be happy to send a link to the relevant page on the Council website.

Jane, David, Jeanette, Tom, Diane, Tim  
Residents