

CROYDON

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Development Management
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Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

Mr Osborne
4D Planning
3rd Floor
86-90 Paul Street
London
EC2A 4NE

Please ask for/reply to: South Admin Support
Tel/Typetalk: 020 8726 6800
Minicom: 020 8760 5797

DX 136016 Croydon 17

Your ref:
Our ref: P/PC/South
Date: 02 February 2016

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

Application No:- 15/04731/P

Applicant:- Ms Shone

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 expression shall include the drawings and other documents submitted therewith) :-

Erection of single storey rear extension
at:

Ground Floor Rear Flat, 56 St Augustine's Avenue, South Croydon, CR2 6JJ

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

1. No window shall be provided in the northern and southern elevations.
Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies and the Supplementary Planning Document No 2 on Residential Extensions and Alterations
2. All new external work and work of making good shall be carried out in materials to match the existing.
Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013
3. 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

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:

1. 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 did not comply with guidance and no pre application discussions were entered into.

The Local Planning Authority's suggested improvements were adopted by the applicant.

Informative(s) :-

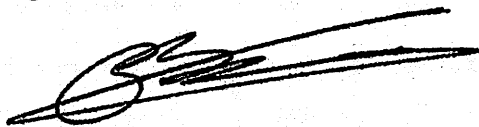
- 1 In order to give Publicity to this planning application the Council displayed a total of 2 site notices in the locality of the application site. The notices are displayed as follows:

1 in St Augustines Avenue and 1 in Avondale Road

Please make arrangements for these notices to be removed

- 2 Your attention is drawn to the requirements of the Party Wall Etc Act 1996 in relation to work close to or on a neighbours building or boundary

Signed



Pete Smith
Head of Development Management

Drawing No(s): A-0R-00 Rev. C, A-76-00 Rev. C, A-0R-01 Rev. C, A-65-00 Rev. C, A-77-00 Rev. C, A-DG-01 Rev. C, A-0G-00 Rev. C and unnumbered OS map (licence no. 100047474 - Dated 07/10/2015)

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.

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 for the Environment under section 78 of the Town and Country Planning Act 1990.

(B) If you want to appeal, 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.

The Planning Inspectorate has introduced an online appeals service that you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pes. The Inspectorate will publish details of the appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only supply information, including personal information belonging to you, that you are happy will be made available in this way. If you supply personal information belonging to someone else, please ensure that you have their permission. More detailed information about data protection and privacy matters is available in the Planning Portal.

Forms are also available from the Planning Inspectorate at Room 315A(E), Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

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

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

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

Purchase Notices.

(A) If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he 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 his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

Compensation.

(A) In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him

(B) These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.
