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Your ref: LAWFULL DEVELOPMENT CERTIFICA...
Our ref: P/PC/Central Area Team/DCH/KL

Date: 17th May 2024

**Town and Country Planning Act 1990.
Section 192 (As amended by Section 10 of the Planning & Compensation Act
1991) Town and Country Planning (Development Management Procedure)
(England) Order 2015: Article 39**

Application Number: 24/01139/LP

Applicant: Mr Anil Wangoo

Grant of Certificate of Lawful Use or Development

The Council of the London Borough of Croydon, as the Local Planning Authority, hereby certify that on 29.03.2024 the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate, was lawful within the meaning of section 192 of the Town and Country Act 1990 (as amended) for the following reason(s) :-

1. Permission is granted by the Town and Country Planning (General Permitted Development) Order 2015 (Article 3 and Schedule 2 Part 1 Classes A and D) subject to the following conditions:

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be:

- (i) obscure-glazed, and
- (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

- (c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.
- 2 This Certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
- 3 It certifies that the operations specified taking place on the land would be lawful, on the specified date and, thus, would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
- 4 The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act (as amended) which states that the lawfulness of a described operation is only conclusively presumed where there has been no material change, before the operation begun, in any of the matters relevant to determining such lawfulness.

First Schedule:

Conversion of the existing garage into an ensuite room, installation of side and front windows, erection of front porch and all associated works.

Second Schedule:

5 Iris Close, Croydon, CR0 8XW ,

Informative: This decision relates to planning only. It does not convey any decision which may be required under the Building Regulations or any other enactment.

Yours faithfully,



Nicola Townsend
Head of Development Management

Drawing title's: Floor plans PLANNING-002 00 Received 29.03.2024, Elevations PLANNING-003 00 Received 29.03.2024, Floor plans PLANNING-004 00 Received 29.03.2024, Elevations PLANNING-005 00 Received 29.03.2024, Floor plans PLANNING-006 00 Received 29.03.2024, Elevations PLANNING-007 00 Received 29.03.2024,

Notes:

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended)

2. It certifies that the operations specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

SAMPLE PROJECT