

Development Management
Sustainable Communities, Regeneration and
Economic Recovery Department
3rd Floor, Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

Mr MUHAMMAD MOIZ
PEARL ENGINEERS PLANEERS AND
PROJECT MANAGERS
Flat 2 towerfields,
Towerfields
Keston
BR2 6HF
United Kingdom

Please ask for/reply to: Gregg Chapman
Tel/Typetalk: 020 8726 6000 Ext 2805
Minicom: 020 8760 5797
Email: development.management@croydon.gov.uk

Your ref: 11 Mount Park Avenue, South Croy
Our ref: P/PC/Central Area Team/DCC/PC

Date: 18th September 2024

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

Application Number: 24/02684/HSE

Applicant: Mr craig Adam Purchase PEARL
ENGINEERS PLANEERS AND PROJECT
MANAGERS

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

Erection of two-storey rear extension. Erection of single-storey rear/side extension. Erection of front porch extension (following demolition of existing front porch). Removal of three chimneys. Removal of one door to side elevation and associated works.

at:

11 Mount Park Avenue, South Croydon, CR2 6DU, ,

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

- 1 The development shall be carried out entirely in accordance with the approved drawings and supporting documents submitted with the application listed below:

E100, E101, H-0011 (1/4), H-0011 (2/4), H-0011 (3/4), H-0011 (4/4).

Reason: For the avoidance of doubt, and to ensure that the development is carried out

in full accordance with the approved plans in the interests of proper planning.

- 2 Unless otherwise specified in the application the materials to be used for the external surfaces of the development hereby permitted along with work of making good shall be carried out in materials to match those of the existing building.

Reason: To ensure that the appearance of the development respects the appearance, existing materials and built and natural features of the surrounding area.

- 3 Any new upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse hereby approved shall be obscure-glazed, and restricted to opening no more than 150mm unless the parts of the window which can be opened are more than 1.7 metres above the floor taken from a point immediately below the centre of the window upwards to the opening part of the window. Such measures shall be provided and completed prior to the first occupation of the development, and retained for the lifetime of the development.

Reason: To safeguard the amenity of adjacent residents and the area generally.

- 4 Prior to the occupation of the development at least one water butt of 100 litre volume shall be installed on a downpipe attached to the roof at the side or rear of the property and be retained and maintained for the lifetime of the development.

Reason: To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding.

- 5 The development hereby permitted shall be carried out in accordance with the provisions of the Fire Safety Statement received on 6th August 2024.

Reason: To ensure that the development incorporates the necessary fire safety measures.

In reaching this decision the Local Planning Authority has sought to work in a positive and proactive manner based on seeking solutions to problems in the following way:

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance. The Local Planning Authority delivered the decision in a timely manner.

Informative(s):

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

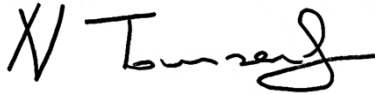
Demolition guidance

If the proposal involves the demolition of buildings or part demolition of buildings of more than 50 M3, an application for demolition will be required under Section 80 of the Building Act 1984, notifications prior to commencement of the demolition

Serving a notice of intended demolition

It is the owner's responsibility to ensure that demolition is carried out in a safe manner and that the requisite application is submitted to the council. You can complete the Councils application form for Demolition under section 80 using this link [here](#). or email hsg-privatehousing@croydon.gov.uk

Yours faithfully,



Nicola Townsend

Head of Development Management

Building Regulation 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.

To help you with the Building Control process and securing the necessary consents, you should be preparing for the next regulatory stage, which will be a Building Control submission.

Your building work will be inspected and a Certificate issued on satisfactory completion. You will need this when you come to sell the property.

Please click [here](#) for a helpful booklet which explains the requirement for this application and how the process works. Whilst the booklet should answer most questions you may have, please do not hesitate to contact Croydon Building Control for further advice, including technical matters. We can provide a seamless service with our planning colleagues to help you ensure that your building works proceed smoothly and comply with all necessary processes and consents.

Email: building.control@croydon.gov.uk Ring: 020 8760 5637 or visit the Croydon Building Control [website](#)

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

(B) If you want to appeal against your local planning authority's decision, 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.

(C) Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 6000.

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

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

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

(G) If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

(A) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor 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 the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.

;

SAMPLE PROJECT