

Development Management  
Sustainable Communities, Regeneration and Economic  
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Please ask for/reply to: James Udall  
Tel/Typetalk: 020 8726 6000 Extn 64746  
Minicom: 020 8760 5797  
Email: development.management@croydon.gov.uk

Your ref: First Floor Rear Extension & ...  
Our ref: P/PC/North Area Team/DCJU

Date: 26th April 2024

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

**Application Number:** 23/02870/FUL

**Applicant:** Mr U Khan S1 Property Ltd

**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) :-

Proposed first floor rear extension and loft conversion to include rear dormer  
at:  
5 Athole Terrace, Bensham Grove, Thornton Heath, CR7 8DX,

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

- 1 The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To comply with the provisions of the Town and Country Planning Act 1990 (as amended) and the Planning and Compulsory Purchase Act 2004.

- 2 The development shall be carried out entirely in accordance with the following documents and drawings: 1, 2, 3, 4, 6 X 2, 9, 12 and Flood Risk Assessment received 24.07.2024 and 6 x 2, 9, 10 and 12 received 27.12.2023

Reason: To ensure an acceptable standard of development.

- 3 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.

- 4 At least one water butt of 100 litre volume shall be installed on a downpipe attached to the roof of the development prior to occupation/commencement of the use and shall be retained and maintained for so long as the development remains in existence.

Reason: To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding in accordance with Policy SP6 of the Croydon Local Plan 2018.

- 5 The development hereby permitted shall be carried out in accordance with the provisions of the Fire Statement received 24.07.2023

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 pro-active 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 Before commencing work on the site to ensure an environmentally acceptable construction process, and possible enforcement action, you should consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites". The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.
- 2 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](mailto:hsg-privatehousing@croydon.gov.uk)

### **Development Infrastructure Coordination Service**

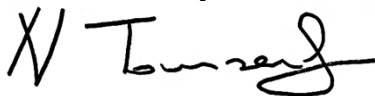
The new development infrastructure coordination service supports developers with providing essential information regarding local utility infrastructure, ongoing project support as well as provide support with utility coordination.

The coordinator can interface with infrastructure providers and ensure that development connections are delivered in a timely and efficient manner, reducing disruption.

The service is supported by The Mayor of London and further information can be found on the [Developer Infrastructure Coordination service website](#).

The infrastructure coordinator can be contacted by email at [ICS@Croydon.gov.uk](mailto:ICS@Croydon.gov.uk) and can be used to support developments from pre-application through delivery on site.

Yours faithfully,



**Nicola Townsend**

Head of Development Management

Drawing No's:

**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](mailto: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 5000.

(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](mailto: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.

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