

Development Management
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Your ref:
Our ref: P/PC/South
Date: 05 July 2016

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

Application No:- 16/02375/LP

Applicant:- Mr Waller

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 09/05/2016 the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged black on the plan attached to this certificate, was lawful within the meaning of section 192 of the Town and Country Planning 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 Part I Class A of Schedule 2) subject to the following conditions:
 - (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall 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 shall 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 one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.
2. Permission is granted by the Town and Country Planning (General Permitted

Development) Order 2015 (Article 3 and Part I Classes B and C of Schedule 2) subject to the following conditions:

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) the enlargement must be constructed so that:
 - (1) other than in the case of a hip-to-gable enlargement, or an enlargement which joins the original roof to the roof of a rear or side extension -
 - (aa) the eaves of the original house are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practical, not less than 0.2m from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (2) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and
- (c) any window inserted on 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.

First Schedule:

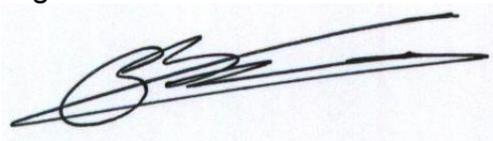
Erection of gable end roof extension with dormer extension in rear roof slope and front rooflights; erection of a single storey rear extension

Second Schedule:

71 Norman Avenue, South Croydon, CR2 0QH

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.

Signed



Pete Smith

Head of Development Management

Drawing No(s): NRMNA-E001, NRMNA-E002, NRMNA-E101 A received 30/06/16, NRMNAL001, NRMNAL101, NRMNAP001, NRMNAP002, NRMNAP003, NRMNAP003, NRMNAP004, NRMNAP101, NRMNAP102, Planning Statement, NRMNA-S001,

NRMNA-E102 A received 30/06/16, NRMNA-P104 A received 30/06/16, NRMNA-S101 A received 30/06/16, NRMNA-P103 A received 30/06/16

- Notes:
1. This certificate is issued solely for the purpose of section 191 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.