

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 192
Town and Country Planning (Development Management Procedure) (England) Order 2015**

**Mr N Sambanthamoorthy
125, 420, London Road
Croydon
CR0 2NT**

LAWFUL
Application Number
0817/17
Case Officer
Paul Kitchener
www.redbridge.gov.uk

FIRST SCHEDULE

Description of use, operation or other matter

Loft conversion with rear dormer incorporating Juliette balcony. Two front roof lights (Summary).

SECOND SCHEDULE

Location of land to which this Certificate relates

63, Brancaster Road, Newbury Park, Ilford, IG2 7EP

The London Borough of Redbridge hereby certifies that the use/operation/matter as described in the First Schedule in respect of the land specified in the Second Schedule, in accordance with P101; P102; P103; E100; E101; E102 received 22nd February 2017., would be **LAWFUL** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

Reason for Decision

The proposals constitute permitted development, by virtue of Schedule 2 Article 3, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015.

Signed: 

Date: 20 April 2017

**Joanne Woodward
Strategic Head of Planning and Building Control**

THE ATTENTION OF THE APPLICANT IS DRAWN TO THE FOLLOWING INFORMATION:

Amendments

The Local Planning Authority's decision relates strictly to the development described in the application and shown on the approved drawings. Should you wish to vary/amend the development you should contact the case officer as any changes will require new consent.

Site Visit

Please note that an Officer from the Council's Planning and Regeneration Services may at any time undertake a site visit, in order to ascertain that any works being carried out have been completed in accordance with the approved Planning Application. Any deviation from the granted permission may lead to the removal or alteration of the works.

Building Control

If the proposal, as detailed in the decision notice, involves an extension or material alteration of an existing building or the putting of an existing building to a different use, or the erection of a new building then the Building Regulations 2000 (as amended) will apply, and a separate consent for this proposal may be required. In the event of major demolition (i.e. commercial sites or housing sites), it may also be necessary to serve a Notice under Section 80 of the Building Act 1984. For further advice or assistance, please contact the Building Control Section. BuildingControl@redbridge.gov.uk or 0208 708 2529.

You must find out whether the work falls within the Party Wall Act (1996). If it does, you must notify all affected neighbours. <https://www.gov.uk/party-wall-etc-act-1996-guidance>

Appeals

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Street naming and Numbering

Should your development include the formation of new dwellings you will need to apply to the Street Naming and Numbering team who will work in collaboration with external bodies including the emergency services and Royal Mail to have the new unit(s) formally named. Please contact SNN@redbridge.gov.uk or 0208 708 2913 for further advice.

Right to Light

The right to light is a legal property right and falls outside planning legislation. The owner or tenant of the obstructed property may sue, either for the removal of the obstruction or for damages.