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**The Town and Country Planning Act 1990  
The Town and Country Planning (General Permitted Development) (England) Order  
2015**

**Application Number:** 22/00083/CLP

Epsom & Ewell Borough Council hereby certify that on 21 March 2022 the development described in the first schedule to this certificate in respect of land specified in the second schedule and hatched on the attached plan, was lawful within the meaning of section 192 Town and Country Planning Act 1990 for the following reasons:

1 The proposed development is Permitted Development under Schedule 2, Part 1, Classes B and C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**Informatives**

1 The decision hereby issued relates expressly to the following plans:

287-5B, 287-6B, 287-7B, 287-8B dated March 2022  
287-9 and 287-10 dated August 2020.

2 Any window(s) in the Side (Gable-End) elevation(s) of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

Please note that this is only permitted development if the proposed roof lights protrude no more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

3 All external fascias, materials, treatments and finishes of the proposed new work shall match existing house and those listed in the submitted approved plans to the satisfaction of the Local Planning Authority.

4 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.

If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or [contactus@epsom-ewell.gov.uk](mailto:contactus@epsom-ewell.gov.uk).

5 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

- o carry out work to an existing party wall;
- o build on the boundary with a neighbouring property;
- o in some circumstances, carry out groundwork's within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "The Party Walls etc. Act 1996 - Explanatory Booklet".

6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.

**First Schedule:** Alteration of roof from hip to gable end; rear roof extension (involving conversion of roofspace to habitable use) and installation of two rooflights to front roofslope (Application for Certificate of Lawful Development).

**Second Schedule:** 287 Kingston Road, Ewell, Epsom, Surrey, KT19 0BW.

Dated: 21 March 2022

Signed:

V Potts.

Head of Place Development

**Notes for the applicant**

This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1999 (as amended). It is your responsibility to seek authorisation required under other legislation. Please contact Customer Services on 01372 732000 if you need further advice.

**This proposal may be liable for the Community Infrastructure Levy (CIL). This is payable to the Borough Council, as the local collecting authority, before development on application 22/00083/CLP is started.**

**If CIL is liable we will shortly contact all relevant interested parties and serve them with a Liability Notice. This will identify the parties, the scale of liability, how it was calculated, when it will be due for payment and the opportunities to claim relief. Should you wish to claim relief from CIL you must make an application to us before any work starts on site. There is no automatic exemption from the CIL and it is not possible to make a retrospective claim once work has started.**

**The party liable to pay CIL must assume liability before any work starts; they must also provide us with a valid Commencement Notice. If this is not provided we will impose surcharges and require immediate payment.**

**Please contact us on 01372 732000 if you have questions about CIL, before work commences.**

In particular, Building Regulations approval may be required for this work. Applicants are advised to contact the Building Control Service at the Town Hall, Epsom, (telephone 01372 732000) to ascertain whether it is necessary for permission to be given under the building regulations.

This certificate certifies that the development/operation specified in the first schedule taking place on the land described in the second schedule was lawful on the specified date and this was not liable to enforcement action under section 172 of the 1990 Act on that date.

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 operation or development which is materially different from that described or which relates to other land may render the owner or occupier liable to endorsement action.

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 of 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.

Attention is drawn to Section 20 of the Surrey Act 1985 which requires that when a building is erected or extended, proper provision shall be made for the fire brigade to have means of access to the buildings and any neighbouring building.

### **Appeals to the Secretary of State**

If you are aggrieved by the decision of the local planning authority then you may appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990. There is no time limit for making an appeal against this certificate.

Appeals must be made using a form which you can get from the Secretary of State online at <https://acp.planninginspectorate.gov.uk> or by writing to Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (tel: 0303 444 5000).

PLAN EXTRACT



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