

Justin Turvey BA (Hons) DIPTP, MRTPI  
Interim Head of Place Development



Mr. Matt Daws  
c/o Mrs Anna Shaw  
AES Architect Ltd  
Cornerstones  
Rectory Close  
Ashtead  
KT21 2AZ

Town Hall  
The Parade  
Epsom  
Surrey  
KT18 5BY  
Main Number (01372) 732000  
[www.epsom-ewell.gov.uk](http://www.epsom-ewell.gov.uk)  
DX 30713 Epsom

Date 14 November 2023  
Our Ref 23/01208/FLH

Contact Planning  
Email [BusinessAdminHub@epsom-ewell.gov.uk](mailto:BusinessAdminHub@epsom-ewell.gov.uk)

Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Proposed Development at 12 Copse Edge Avenue, Epsom, Surrey**  
**Revised design to patio (retrospective amendment to 20/00512/FLH)**

Thank you for your above application which was registered as valid on 13 November 2023. I also acknowledge receipt of your payment of £206.00.

We may need to contact you in due course, particularly if access to the site is required so that we can undertake a site visit. If you would like to know how your application is progressing you can do this by visiting public access on the planning pages on our website <https://www.epsom-ewell.gov.uk/residents/planning> or contact Customer Services on the above email or telephone 01372 732000.

If, by 8 January 2024 you have not received notification of the decision and have not agreed with us an extension of time, you may appeal to The Planning Inspectorate within the timescales set by the Planning Inspectorate. Appeals must be made on a form which is obtainable from The Planning Inspectorate <https://www.gov.uk/planning-inspectorate>

Many applications are dealt with by officers under delegated powers. However, if your application is considered by the Planning Committee, there may be an opportunity for you to speak to the Committee in favour of your proposals. In this respect you are advised to contact Customer Services for further information about the date of the Committee and the procedures involved.

You are also reminded that your proposal may also require consent under the Building Regulations.

Yours faithfully,

A handwritten signature in black ink, appearing to be the initials 'ST'.

Interim Head of Place Development