

TEST EDIT DOCUMENT

Mr Alan Rowland
A. N. Rowland Ltd
51A Clifford Road
South Norwood
London
SE25 5JS

Development Management
Place Department
6th Floor, Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

Please ask for/reply to: Richard Freeman
Tel/Typetalk: 0208 726 6000 Ext 62258
Minicom: 020 8760 5797
Email: development.management@croydon.gov.uk

Your ref: 123 LTD
Our ref: P/PC/North Area Team/DCRF

Date: 4th June 2017

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

Application Number: 66/00003/FUL

Applicant:

Refusal of planning permission

The Council of the London Borough of Croydon, as the Local Planning Authority, hereby refuse planning permission for :-

TEST

at:

219 Grange Road, Upper Norwood, London, SE25 6TG,

Reason(s) for Refusal:

- 1 The development would result in the loss of sunlight and daylight to the detriment of the amenities of the occupiers of adjoining property and would thereby conflict with Policies UD2, UD8 and H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies 2013 and 7.6 of the London Plan (consolidated with alterations since 2011).

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 and written guidance, all of which is available on the Council's website and offers a pre planning application advice service. The scheme does not comply with guidance and no pre application discussions were entered into. The Council is ready to enter into discussions with the applicants to assist in the preparation of a new planning

application. The Local Planning Authority's suggested improvements were not adopted by the applicant. The Local Planning Authority delivered the decision in a timely manner.

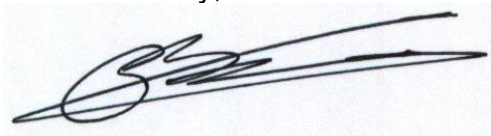
Informative(s):

- 1 In order to give Publicity to this planning application the Council displayed a total of 1 site notice in the locality of the application site. The notice is displayed as follows:

1 in Brighton Road

Please make arrangements for these notices to be removed.

Yours faithfully,



Pete Smith
Head of Development Management

Drawing No's: Elevations and Floor Plans 01 Received 04.06.2017,

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.

The Planning Inspectorate has introduced an online appeals service that you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of the appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only supply information, including personal information belonging to you, that you are happy will be made available in this way.

If you supply personal information belonging to someone else, please ensure that you have their permission. More detailed information about data protection and privacy matters is available in the Planning Portal.

Forms are also available from the Planning Inspectorate at Room 315A(E), Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.

(C) 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.

(D) 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.

(E) 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.

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.
