

# CROYDON COUNCIL

[www.croydon.gov.uk](http://www.croydon.gov.uk)

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

## Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mrs

First name

Xiyun

Surname

Lin

Company Name

Sarah Commodities Ltd

### Address

Address line 1

4 Grange Park Road,

Address line 2

Address line 3

Town/City

Thornton Heath

County

Country

United Kingdom

Postcode

CR78QA

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- Yes  
 No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- Yes  
 No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

House consists of 5 bedrooms with 2 living rooms. Each bedroom was installed with its own toilet and one of the living room was also installed with its own toilet. The kitchen was extended by 3 meters long and a planning notice application notice was deposited under the Building Regulations (made under section 1(3) of the Building Regulation Act 1984) on 27 May 2022 of which the Building Control completion certificate was granted under application number 22/01090/BN on 9th November 2022 following completion on 16th August 2022

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Property set up had been a single family dwelling until purchased on February 2022. Property was refurbished and rented as single family dwelling in August 2022 and subsequently as HMO when the licence was acquired on 15th November 2023

Has the proposal been started?

- Yes  
 No

## Grounds for Application

### Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

When property was acquired in February 2022, it was refurbished as a light refurbishment internally and the kitchen was extended to a single storey at the rear within the permitted development under the Local Authority's recommendations and made the appropriate application which was subsequently granted on 9th September 2022.

The HMO licence for its current use was also acquired under Licence Reference CRO-277206584179 ON 15 November 2023

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

1. Building Control Completion Certificate reference 22/01090/BN
2. HMO Licence Reference CRO-277206584179

Select the use class that relates to the existing or last use.

C4 - Houses in multiple occupation

### Information about the proposed use(s)

Select the use class that relates to the proposed use.

C4 - Houses in multiple occupation

Is the proposed operation or use

- Permanent  
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

All works carried out had been done within the standard and requirements of the Local Authority and been approved with the requisite Certificate and the Use has also been approved and certificated with the appropriate licence. I therefore believe that a lawful development certificate/Planning permission should be granted

### Site information

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

### Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

**Title Number:**  
SY311811

### Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- Yes  
 No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

0834-3921-2200-7652-0200

### Further information about the Proposed Development

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

3.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

## Vehicle Parking

**Please note:** This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

## Interest in the Land

Please state the applicant's interest in the land

Owner

Lessee

Occupier

Other

## Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Xiyun Lin

Date

05/03/2024