

**Please ask for/reply to Therese Finn**

Tel: 02084071385

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**If you are a tenant of this property please ensure that the owner, your landlord or letting agent sees this letter or forward a copy of this letter to them.**

**Alterations to the Town and Country Planning (General Permitted Development) (England) Order 2015 through the serving of an Article 4 Direction to the Chatsworth Road Conservation Area**

Dear owner or occupier,

You received a letter in January informing you of proposed local changes to planning regulations that would affect the permitted development rights of owners or occupiers of dwellings within your conservation area. Local planning authorities have powers under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015; to remove certain permitted development rights.

Following the making of the Article 4 Direction on 16<sup>th</sup> January 2015 and taking into consideration that there were no representations received during a six week period, the Council's Planning Committee endorsed and confirmed the Article 4 Direction on 23<sup>rd</sup> April 2015. This will take effect from 21<sup>st</sup> January 2016 as set out in my previous letter. The report and minutes of the planning committee meeting are available at:

<https://secure.croydon.gov.uk/akscroydon/users/public/admin/kab12.pl?operation=SUBMIT&meet=64&cmte=PLN&grpid=public&arc=1>

The permitted development rights that have been removed are as follows:

- The extension, improvement or other alteration of a dwellinghouse
- All alterations to the roof of a dwellinghouse
- The construction of a porch outside any external door of a dwellinghouse
- The provision within the curtilage of a dwellinghouse of hard surfaces
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure
- Construction of a means of access to a highway
- The painting of the exterior of any building or work
- The installation or alteration etc. of solar equipment on domestic premises

Please note the making of the Article 4 Direction was under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 as amended. Since 15 April 2015 new legislation has come into force and has replaced the previous version. The decision to confirm the Article 4 Direction was made by Planning Committee on 23 April 2015 and subsequently, the Direction is confirmed under the Town and Country Planning (General Permitted Development) (England) (Order) 2015.

The Article 4 Direction applies to the Chatsworth Road Conservation Area. A copy of the Direction, including a map defining the area covered can be viewed at the Council Offices at Bernard Weatherill House, 8 Mint Walk, Croydon, CR0 1EA and at the Croydon Central Library. Information about the opening hours of the Croydon Central Library can be viewed on the Council's website at [www.croydon.gov.uk/leisure/libraries](http://www.croydon.gov.uk/leisure/libraries). Additional information regarding the Conservation Area Appraisal Management Plan can be viewed online on the Council's website at [www.croydon.gov.uk/chatsworth](http://www.croydon.gov.uk/chatsworth) where there is also a link to information specific to the Article 4 Direction. If you have any questions or would like to receive further information relating to this Article 4, please contact the Spatial Planning Service (email: [spatialplanning@croydon.gov.uk](mailto:spatialplanning@croydon.gov.uk) or telephone: 02084071385).

Yours faithfully,

Tim Naylor  
**Head of Spatial Planning**