

Important – This Communication Affects Your Property

Town and Country Planning Act 1990 (as amended)

ENFORCEMENT NOTICE

Issued By: LONDON BOROUGH OF HACKNEY

- 1. This Notice** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below. The Council considers it expedient to issue this enforcement notice, having regard to the provisions of the development plan and to other material planning considerations. The Explanatory Note at the end of the notice and the enclosures to which it refers contain important additional information.
- 2. The Land to Which the Notice Relates**

Land at 3 Filey Avenue London N16, shown edged black on the attached plan.
- 3. The Matters Which Appear To Constitute the Breach of Planning Control**

Without planning permission, the construction of a single storey extension at the rear of the property.
- 4. Reasons for Issuing This Notice**

It appears to the Council that the above breach of planning control has occurred within the last four years. The reasons for issuing this Notice are as follows:-

The unauthorised single store extension by reason of its excessive depth, unsympathetic design and use of inappropriate materials is out of scale and character with this property and the surrounding properties and is detrimental to the visual amenities of the area contrary to Policies ST1 (New Development), ST4 (Design), EQ1 (Development Requirements), E6 (Alterations and Extensions) and HO20 (Planning Standards) of the Hackney Unitary Development Plan 1995. This development is also contrary to Planning Policy Statement 1 (Sustainable Development - Design) and The London Plan (4BG - Designs on London)

- (i) ST1 – Appropriate Development'
- (ii) ST 4 – Design,
- (iii) EQ1 – Development Requirements.
- (iv) EQ6 – Alterations and Extensions;
- (v) HO20 - Planning Standards,

The Council does not consider that planning permission should be given, because planning conditions could not overcome these objections to the development.

5. What You Are Required To Do

- (i) Completely and permanently demolish and remove from the land the unauthorised single storey extension at the rear of 3 Filley Avenue, London N16 6NU.
- (ii) Completely and permanently make good all damage resulting from the compliance with the other requirements of this Notice.
- (iii) Permanently and completely remove all the waste, materials, equipment and debris created as a result of fulfilling the other requirements of the notice.

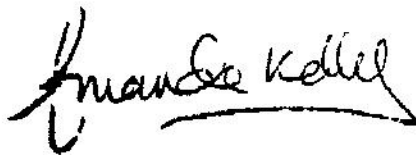
6. Time for Compliance

Three (3) months after this notice takes effect; i.e., by 27th December 2007

7. When This Notice Takes Effect

This notice takes effect on 27th September 2007, unless an appeal is made against it beforehand.

Dated: 16th August 2007



A handwritten signature in black ink, appearing to read "Amanda Kelly". The signature is written in a cursive style with a horizontal line underneath the name.

Amanda Kelly
Interim Borough Solicitor
On behalf of
London Borough of Hackney
Town Hall
Mare Street
London E8 1EA
(Ref: Legal/KD/P/NRG2094)