

Report No.
14/113

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: PLANS SUB-COMMITTEE NO. 3

Date: Thursday 18 December 2014

Decision Type: Non-Urgent Non-Executive Non-Key

Title: 29 WARING DRIVE, ORPINGTON, KENT

Contact Officer: Philip Spiteri, Planning Enforcement Officer
Tel: 020 8461 7751 E-mail: Philip.Spiteri@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Chelsfield and Pratts Bottom;

1. Reason for report

To obtain authority to take Direct Action to carry out repairs to the front elevation and roof area of a detached two storey residential premises on a residential street and to tidy the front garden of overgrown vegetation.

2. **RECOMMENDATION(S)**

That Members agree to take direct action.

3. COMMENTARY

- 3.1 On 30th May 2013 following a complaint regarding the condition of the property, a visit was made to the premises.
- 3.2 There was no reply at the premises. The front garden was very overgrown, the window frames to the ground and first floors were rotten and in some places had collapsed. The rendering to the front elevation had in most places had either fallen off or was in danger of doing so. Timbers were exposed and the tiles fallen off , timbers above the up and over door at the entrance to the garage had collapsed .The front garden was very overgrown.
- 3.3 On 17th June 2013 the site was again visited, there had been no change. Further visits were made again with no change
- 3.4 On 19th March 2014 a Section 215 Untidy Site Notice was served on the owner of the property with a compliance date of 14th May 2014.
- 3.5 Contact has been made with the elderly female occupier and various issues have been identified with her health and her ability to carry out the required work, also it appears she does not have resources to cover the cost of repairs. It appears the tiles to the roof had been blown off
- 3.6 Under the circumstances it would not appear to be proportionate or expedient to carry out a prosecution in this matter.
- 3.7 The only course of action remaining would be to take direct action and a charge placed on the property, the owner is aware of this course of action and agrees that this would be a suitable resolution to the problem.
- 3.8 Two quotations have been obtained between £10,600 and £15,700