



**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**Town and Country Planning Act 1990  
(as amended by the Planning and Compensation Act 1991)**

**ENFORCEMENT NOTICE**

**ISSUED BY:**

**The Mayor and Burgesses of the London Borough of Tower Hamlets, of the Town Hall, Mulberry Place, 5 Clove Crescent, London E14 2BG ("the Council")**

**TO:**

1. **"Eastend Homes"** of Tayside House, 31 Pepper Street, London, E14 9RP
2. **"Telford Homes PLC"** of First floor, Stuart House, Queensgate, Britannia Road, Waltham Cross, Herts, EN8 7TF

**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. They consider that it is expedient to issue this notice, having regard to the provisions of the Unitary Development Plan and to other material planning considerations. The Annex 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**

Open space areas 3 and 4 located within the courtyard areas of Windermere House at the Eric and Treby Estates, Treby Street, Mile End, London “(the land)” shown edged red on the attached plan.

## **3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Unauthorised works carried out that are not in accordance with the planning permission granted resulting in a loss of Open space at open space site 3 and 4.

## **4. REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control occurred within the last four years.

It is considered expedient to issue an enforcement notice to remedy the breaches of planning control at the Eric and Treby Estates, Treby Street, Mile End, London. This is because the unauthorised works have resulted in a significant reduction in open space and an increased amount of tarmac for car parking at open space site 3 and 4.

It is considered that the loss of open amenity space detracts significantly from the quality of the heavily developed urban environment and is insensitive to the character of the area and detrimental to residential amenity. Furthermore, the development by reason of its use of poor quality materials (the entire parking area has been constructed in tarmac instead of buff block paviors and charcoal

block paviors for parking space delineation) and design is visually harmful and inappropriate to the site and the surrounding area.

As such, the development is contrary to policies DEV 1 and OS7 of the Tower Hamlets Unitary Development Plan (1998), DEV 2 and OSN2 of the Tower Hamlets Interim Planning Guidance Core Strategy and Development Control Plan (2008) and policies SP04, SP09, SP10 and SP12 of the Council's Core Strategy Development Plan Document 2025 (Adopted September 2010). These policies seek to protect the loss of open space and ensure that development is sensitive to the character of the site and surrounding area and is visually appropriate in terms of design, bulk, scale and the use of materials.

#### **5. WHAT YOU ARE REQUIRED TO DO**

- 1) Permanently reduce the car parking space at open space site 3 and 4 and reinstate the correct amount of open space along with the buff and charcoal block paviors in the car parking bays in accordance with attached plans, ref: F528/PO\_28C and F528/PO\_29C.**

#### **6. TIME FOR COMPLIANCE**

6 months after this notice takes effect.

#### **7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 17 January 2011 unless an appeal is made against it beforehand.

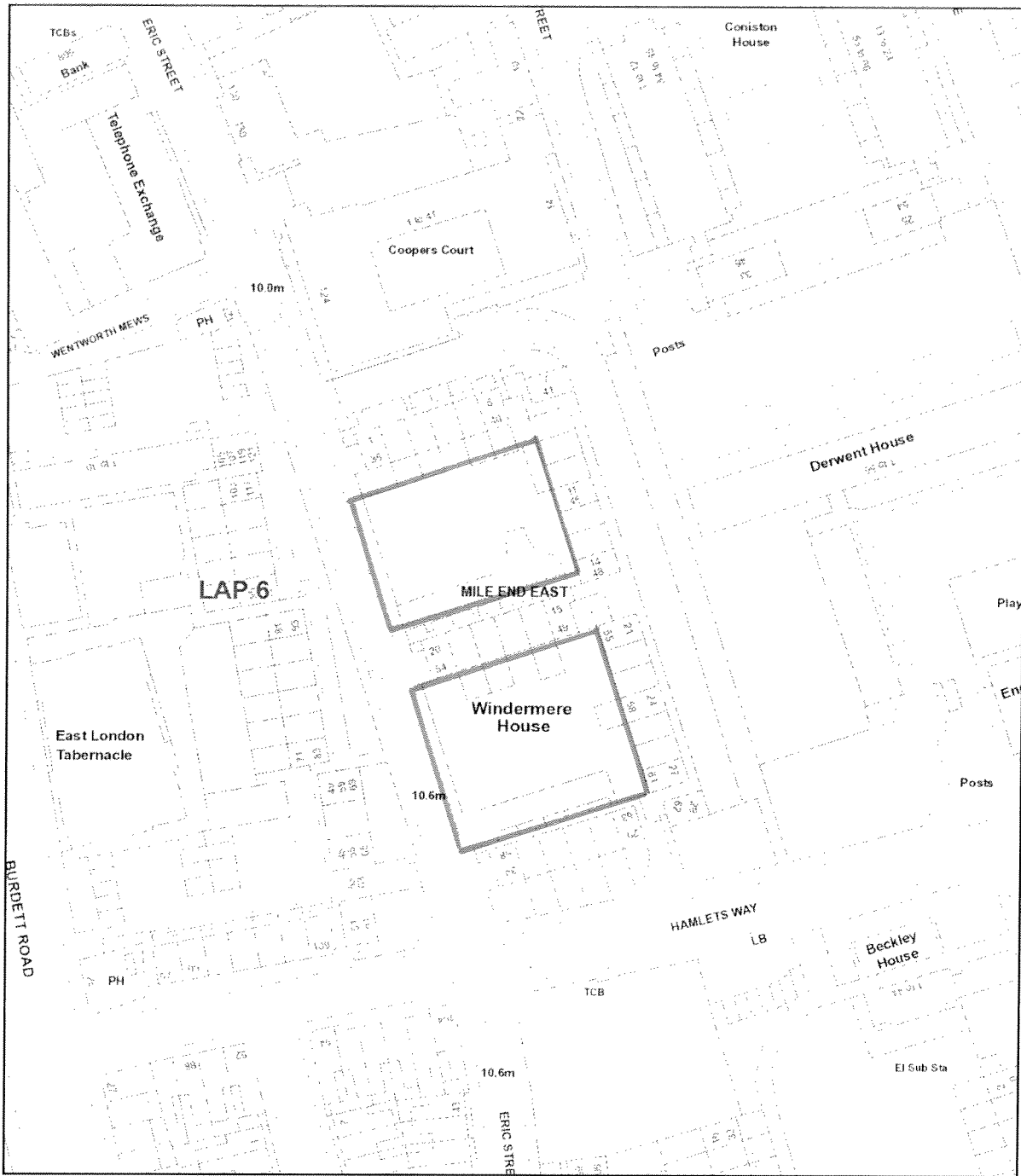
Dated: 15/12/10

Signed: 

on behalf of: **The Mayor and Burgesses of the London Borough of Tower Hamlets, the Town Hall, Mulberry Place, 5 Clove Crescent, London E14 2BG.**

**Address to which all communications should be sent:**

Thomas Doyle  
Planning Enforcement Officer  
Mulberry Place (AH), 5<sup>th</sup> Floor  
PO Box 55739  
5 Clove Crescent  
London E14 1B

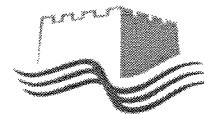
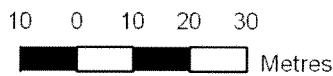


# Eric & Treby Estate

## Enforcement Notice



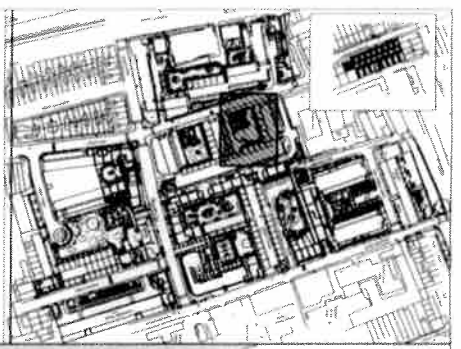
Scale 1:1250



**TOWER HAMLETS**

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# OPEN SPACE 3



PLAYEQUIPMENT  
climbing frame + sawgeet

BINS BENCHES

- Bench x 5
- bin x 1
- anti tamper dog waste bin x 1

Planted beds to be mulched with 50mm deep ornamental bark

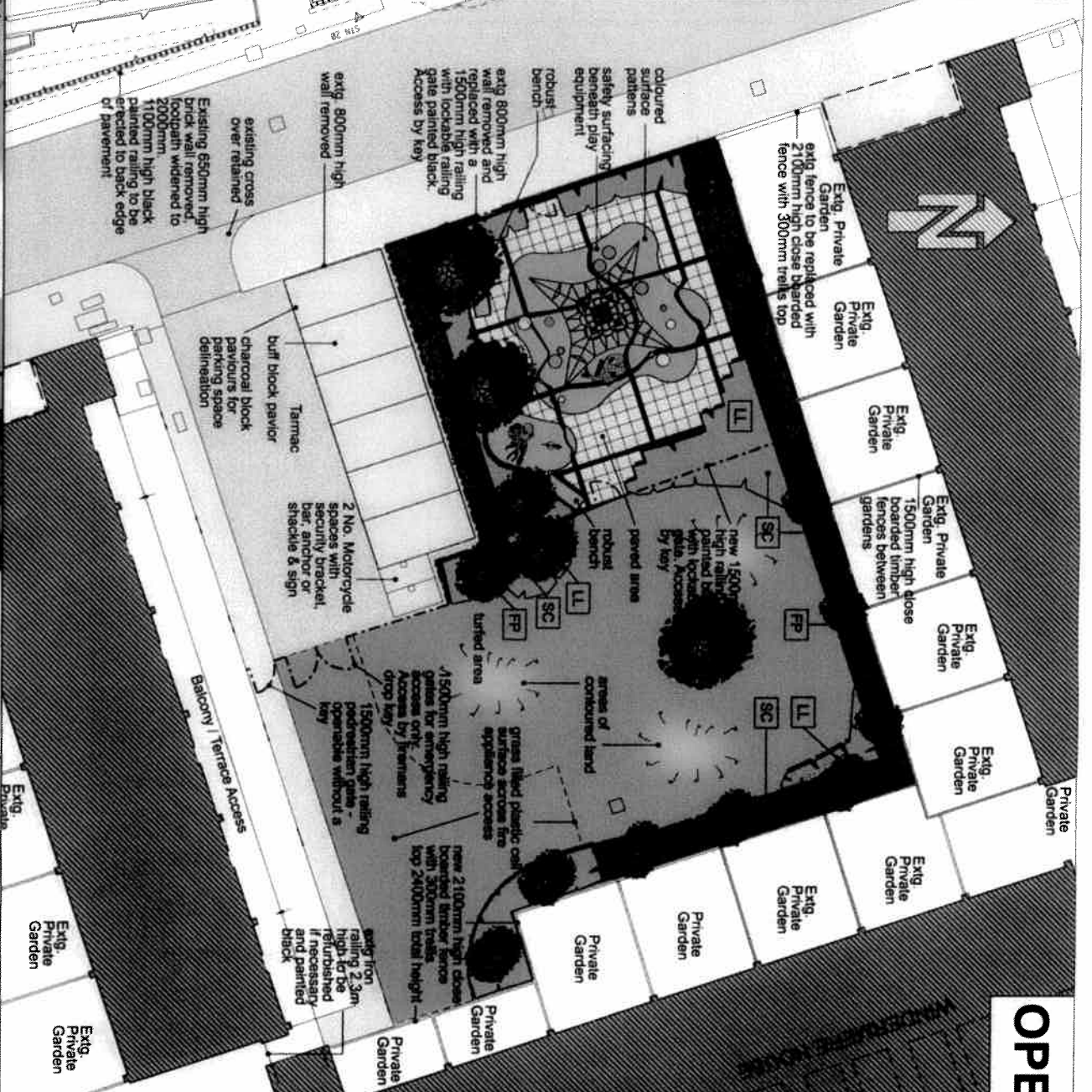
- low level planting
  - x Viburnum davidii
  - x Viburnum tinus
  - x Ligularia sibirica
  - x Lonicera xylosteum
  - x Hypericum x moserianum
  - Helleb. Autumn Glory

- screening
  - mixed plants against fencing (rear of bed)
  - Prunus laurocerasus
  - Prunella Red Robin

- feature plants
  - mixtures of Forsythia x intermedia
  - Prunella x intermedia
  - Prunella x intermedia
  - Prunella x intermedia
  - Prunella x intermedia

- Trees:
  - Prunus avium 'Penna'

- PA Sorbus aucuparia
- TC Tilia cordata

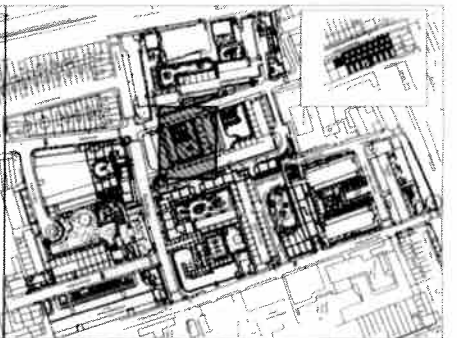
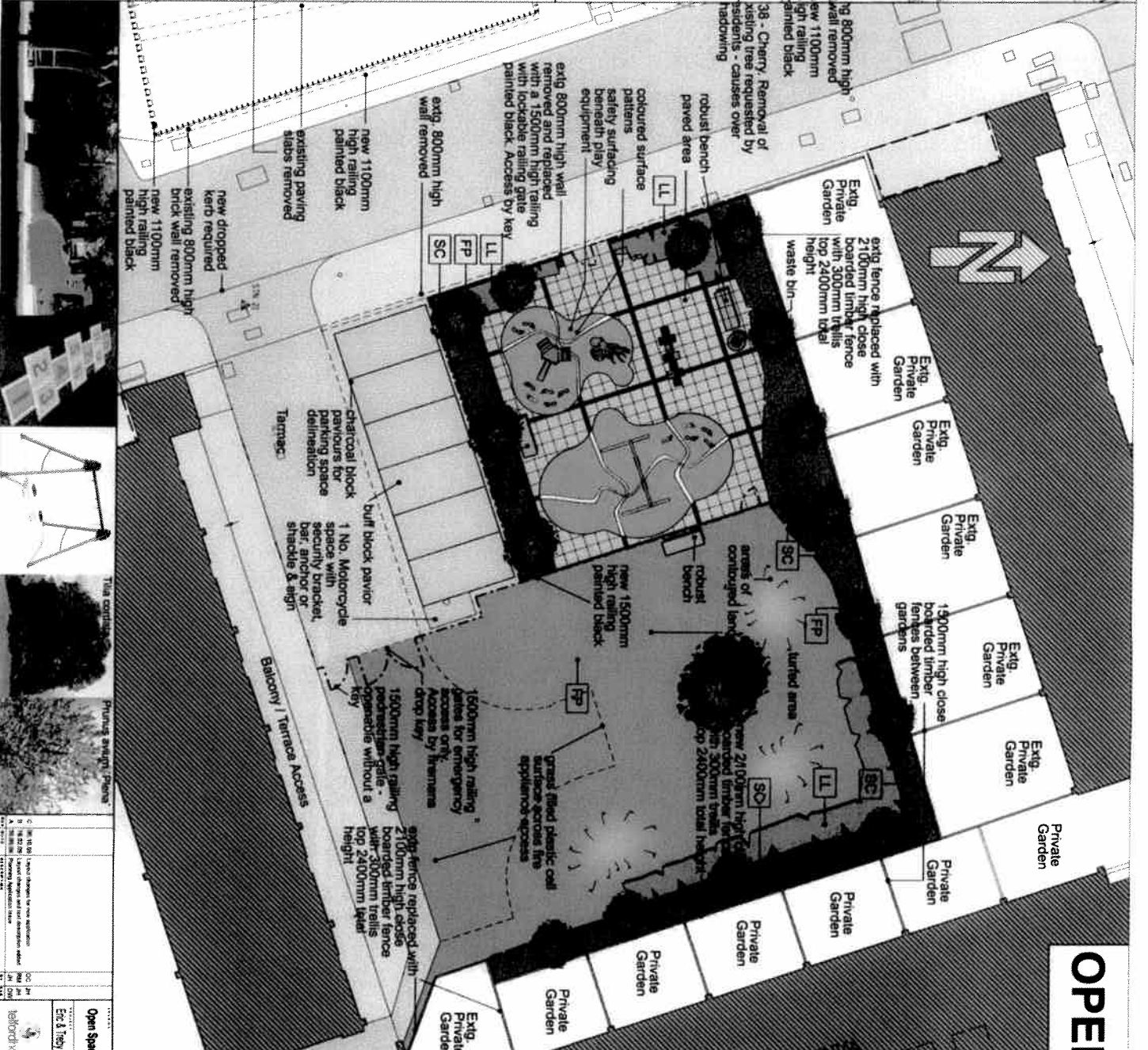


Open Spaces 3 and 4 are located within the 'courtyard' areas of Windermere House. At present both spaces have tarmac roads along their southern edge, with an open area of grass spreading across the space to the back of sporadic private gardens serving Windermere House beyond. It is proposed to retain the tarmac road to the southern courtyard, and add some parking spaces along the road, whilst it is proposed to remove the tarmac to the northern courtyard and replace with grass filled plastic cell surface, which increases the area of open space but still allows vehicular access across the surface for emergency vehicles only. During the Public Consultation Exercises, existing residents have requested that gardens be introduced for all ground floor properties backing onto these spaces. This results in the loss of some public open space (85m<sup>2</sup> for Open Space 3 & 97m<sup>2</sup> for Open Space 4). The rest of the open space will have planting to protect the private gardens and contoured areas spread across the space.

Open Space 3	F528/PO 28	C
Exc & Revy Essex London E3	100 000	
David Wood architects		

# OPEN SPACE 4

Open Spaces 3 and 4 are located within the 'courtyard' areas of Windemere House. At present both spaces have tarmac roads along their southern edge, with an open area of grass spreading across the space to the back of sporadic private gardens serving Windemere House beyond. It is proposed to retain the tarmac road to the southern courtyard, and add some parking spaces along the road, whilst it is proposed to remove the tarmac to the northern courtyard and replace with grass filled plastic cell surface, which increases the area of open space but still allows vehicular access across the surface for emergency vehicles only. During the Public Consultation Exercise, existing residents have requested that gardens be introduced for all ground floor properties backing onto these spaces. This results in the loss of some public open space (85m<sup>2</sup> for Open Space 3 & 97m<sup>2</sup> for Open Space 4). The rest of the open space will have planting to protect the private gardens and contoured areas spread across the space.



### PLAYEQUIPMENT

swingset + climbing frame

### BMS BENCHES

bench x 3

bin x 1

art lamp  
dog waste bin x 1

Planted beds to be mulched with 50mm deep ornamental bark.

### LL low level planting

x Viburnum davidii  
x Virica minor  
x Hedera colchitica 'Arborescens'  
x Lavandula angustifolia 'Hidcote'  
x Hypericum x roserianum  
x Helle  
x Aucuba 'Garry'  
planted in minimum groups of 5 @ 6 / m<sup>2</sup> for low level plants beneath tree use only x plants

### SC screening

mixed plants against fencing (rear of bed)  
Prunus laurocerasus  
Photinia 'Red Robin'  
planted in minimum groups of 3 @ 4 / m<sup>2</sup>  
mixed plants in front of bed  
Lonicera 'Magyreen' + Viburnum davidii  
planted in minimum groups of 3 @ 6 / m<sup>2</sup>

### FP feature plants

mixture of  
Forsythia x 'Inermedia' 'Lynwood'  
Philadelphus 'Bele Etoile'  
Potentilla 'Goldfinger'

### Trees

Prunus avium 'Plena'

Scorl Sorbus aucuparia

TC Tilia cordata



Open Space 4

Exc 3 Telford Homes, Luton E3

F528/PO\_29

C

David Wood  
architects  
www.davidwoodarchitects.com

Telford Homes  
VENUE