

TANDRIDGE DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 215

IMPORTANT NOTICE - THIS AFFECTS YOUR LAND

Land at: Former Rose & Young Garage site, Croydon Road, Caterham, Surrey

To: Caterham Properties Ltd, 9 Melbourne Business Court, Pride Park, Derby DE24 8LZ

RECITALS

1. TANDRIDGE DISTRICT COUNCIL ("the Council") is the local planning authority in respect of the land described above (and shown edged red on the plan attached to this Notice) ("the Land")
2. It appears to the Council that the amenity of a part of their area is adversely affected by the condition of the Land

TAKE NOTICE that the Council requires the steps specified in the Schedule to this Notice to be taken for remedying the condition of the Land within the period of four months from the date on which this Notice shall take effect

WHEN THIS NOTICE TAKES EFFECT

This Notice shall take effect at the end of the 28 days after the date of service on you of this Notice

{PRIVATE }SCHEDULE{tc \l 1 "SCHEDULE"}

{PRIVATE }What You Are Required To Do{tc \l 1 "What You Are Required To Do"}

EITHER

- (i) Remove all bent, bowed or damaged boarding and any boarding that does not fully cover the opening behind it. Replace boarding so removed with new marine exterior quality plywood timber boarding that is cut to the correct size to fill any opening, including to the rear upper elevations of the building and to the workshop building to the rear. Any remaining boarding on which paint is flaking shall be cleaned and in the process flaking paint removed.
- (ii) Prior to repainting, clear and repair (including re-rendering if necessary) all rendered external faces of the building, including all headers and external sills to windows and doors, any visible window frames, any downpipes and guttering, the building plinth, the metalwork to the former sign box including its internal areas, the metal railings and the plinth on which they stand, and the parapet roof capping.
- (iii) On completion of steps (i) and (ii) repaint all new and remaining timber boarding, all rendered areas and all headers and sills to windows and doors, all the metalwork to the former sign box including its internal areas and the plinth on which the metal railings stand in white with at least two coats of exterior grade paint. Repaint the building plinth, metal railings, downpipes and guttering in black with at least two coats of exterior grade paint.
- (iv) Remove all vegetation from all exterior surfaces of the building, from the hard surfaced areas surrounding the building and from the brick planter. Thereafter

maintain the exterior surfaces of the building and the hard surfaced areas surrounding the building free from vegetation. Thereafter maintain the brick planter from weeds and grass.

OR as an alternative to the requirements of steps (i) to (iv) above:-

Demolish the entire building excluding any areas of ground-level hard surfacing whether currently on the interior or exterior of the building. Remove from the site all material resulting from the demolition. Remove all vegetation from the remaining hard surfaced areas and thereafter maintain the exterior surfaces including any hard surfaced areas free from vegetation. Make good the surface of the site by filling any holes or cracks with a similar hard surface treatment to the surrounds such that there is a uniform appearance..

Dated: 13th September 2012

Signed:

A handwritten signature in black ink, appearing to be 'S. Gordon', written over a horizontal line.

Chief Executive
Tandridge District Council
Council Offices
Station Road East
Oxted
Surrey RH8 0BT