

Appendix 2

Rush Common Report 2018- 2019

Enforcement cases and applications for consent

November 2019

Summary

This report sets out a list of applications for Rush Common Consent received and reported potential breaches of the Rush Common Act 1806 lodged/left unresolved since the last annual report to corporate committee in September 2018.

A Active cases

There are a total of (12) active planning enforcement cases, (7) of which remain open since the last annual report to corporate committee in September 2018, (1) of which predates this, and has been open since 19.07.2013 (13/00325/RC). There are (5) active planning enforcements cases which were received following the last annual report to corporate committee in September 2018.

B Closed cases

(2) planning enforcement cases have been closed since the last annual report to corporate committee in September 2018, (1) of which was received before the committee meeting, and the other following the meeting in September 2018.

A total of (3) Rush Common Consent Applications have been received following the last annual report to corporate committee in September 2018, (1) of which has been approved at delegated officer level, and (2) of which are pending consideration.

2019

**3 Applications
(Application Received
Following Last Update in
September 2018)**

Address	Description of Proposal	Reference	Date Valid	Decision
Land On Corner Of St Matthew's Road And Brixton Hill, London	Application for Rush Common approval in respect to the replacement of the existing metal gate with timber gates, the removal of the existing sign and installation of a 'Brixton Orchard' sign and erection of low timber fencing.	19/00536/RUS	11.02.2019	Approved Officer Level Decision 08.04.2019
Land On Corner Of St Matthew's Road And Brixton Hill, London	Application for Rush Common approval in respect to replacement of existing metal boundary gates to St Matthew's Road with wooden gates not larger than the existing gates, and erection of new Sweet chestnut cleft post and rail fencing consisting of 1 bay maximum 1.8m wide on the right hand side of the Brixton Hill entrance, with 2 vertical posts and 1 horizontal rail, and 2 bays on the left hand side, a maximum of 3.77m wide, consisting of 3 posts and 2 horizontal rails. The height across any point to be a maximum of 0.80m above ground at that Brixton Hill entrance, together with the erection of 2 non-illuminated free-standing signs.	19/03344/RUS	25.09.2019	Pending
Black Cultural Archives 1 Windrush Square London SW2 1EF	Application for Rush Common consent in respect to erection of a memorial Pavilion	19/03741/RUS	07.10.2019	Pending

Rush Common Enforcement Investigations

Ref	Received	Status	Address	Alleged Breach	Notes
13/00325/RC	19.07.2013	CURRENTLY LIVE	5 Raleigh Gardens, London	Concrete hard-standing laid	Expediency of formal action or ability to take action to be assessed
17/00368/1COU	21.02.2019	CURRENTLY LIVE	101 – 103 Brixton Hill, London, SW2 1AA	Unauthorised change of use to a D1 place of worship	Investigation ongoing
17/00510/3TP	26.07.2017	CURRENTLY LIVE	10 Josephine Avenue, London, SW2 2LA	A tree has been cut down without permission. The Tree is within the Rush Common Conservation Area.	Part retrospective Rush Common consent approved. Final works to accord with the permission required
17/00571/3CNS	04.08.2017	CURRENTLY LIVE	20 Josephine Avenue, London, SW2 2LA	Large stone patio built on Rush Common ground.	Investigation ongoing – Retrospective planning application refused (17/04177/RUS) follow-up application approved (18/01764/RUS)
17/00640/3CNS	01.09.2017	CLOSED	98 Brixton Hill, London, SW2 1QN	Air conditioning unit erected on side elevation of property.	Following negotiation with the owner, the unit was removed.
18/00233/3COU	06.04.2018	CURRENTLY LIVE	Garage Rear Of 70, Josephine Avenue, London, SW2 2LA	Alleged that the domestic garages are being used as a car repair service and architectural salvage yard, and that there is at least 1 person living in a caravan on the site.	To date, the allegation has been unfounded.

18/00412/3CND	18.07.2018	CURRENTLY LIVE	22 Josephine Avenue, London, SW2 2LA	Alleged that excavation works have begun in relation to approved planning application 12/00710/FUL and that an extant planning enforcement notice has not been complied with.	Owner has been advised to address the breach of planning control or face enforcement action
18/00486/3DEV	13.08.2018	CURRENTLY LIVE	130 Brixton Hill, London, SW2 1QN	Works are being undertaken to implement planning permission 17/03717/FUL despite failure to discharge conditions 4 (waste and recycling) and 5 (construction methodology)	Attempt to resolve matter through the retrospective application route.
19/00100/RC	22.02.2019	NOTICE	69 Effra Road, London, SW2 1BZ	Black metal gates erected to frontage	Notice issued requiring their removal
19/00091/3CNS	02.2019	CLOSED	463 – 465 Brixton Road, London, SW9 8HH	Erection of a banner advert	Advertisement Removed
19/00165/3LB	03.2019	CURRENTLY LIVE – to be closed	1 St Matthews Road, London, SW2 1ND	Demolition of boundary wall	Wall has been rebuilt – to be closed
19/00199/3LB	04.2019	CURRENTLY LIVE – to be closed	14 – 20 Reliance Arcade, 455 Brixton Road, Brixton, London, SW9 8JZ	Installation of metal roller shutters	Retrospective application pending consideration (19/02468/LB)

19/00341/RC	07.06.2019	CURRENTLY LIVE – to be closed	7 Josephine Avenue, London, SW2 2JU	Car parking at the front of the property on Rush Common Land	Investigation ongoing
19/00586/3S215	09.2019	CURRENTLY LIVE – to be closed	463 – 465 Brixton Road, London, SW9 8HH	Poor condition of the front façade of the building	Remedial works being undertaken
