

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**(‘the Act’)**

**Section 48**

**LISTED BUILDINGS REPAIR NOTICE**

**(REF: 23/E0092)**

**ISSUED BY THE LONDON BOROUGH OF MERTON (“the Council”)**

To:

The Company Secretary, Phoenix GRP Investments Limited, 40 Commonside West,  
Mitcham CR4 4HA

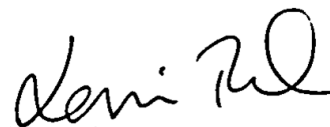
The Owner, Burn Bullock Public House, 315 London Road, Mitcham CR4 4BE

The Occupier, Burn Bullock Public House, 315 London Road, Mitcham CR4 4BE

- 1 The Council is the local planning authority for the area in which the following building is situated: Burn Bullock Public House, 315 London Road, Mitcham CR4 4BE (‘the Building’) and shown edged red on the plan attached hereto
- 2 It appears to the Council that the works specified in the Schedule to this Notice are reasonably necessary for the proper preservation of the Building, which is a listed building within the meaning given to that term in section 2 of the Act.
- 3 Once 2 months have elapsed following the date on which you are served with this notice, if the notice has not been withdrawn, the Council may request the Secretary of State for Communities and Local Government to authorise it to acquire compulsorily the Building, along with any land contiguous or adjacent to it which appears to him to be necessary for preserving the building or its amenities, or for affording access to it, or for its proper control or upkeep.
- 4 The Secretary of State may make or confirm an order for the compulsory purchase of the Building if:
  - (a) it appears to him that reasonable steps are not being taken for the proper preservation of the Building;
  - (b) he is satisfied that it is expedient to make provision for its preservation; and
  - (c) he is satisfied that it is expedient for that purpose for it to be acquired compulsorily.

- 5 If compulsory purchase procedures are begun, you may apply to the magistrates' court within 28 days of the service on you of the notice to treat, for an order staying the procedure on the grounds that reasonable steps have been taken for the proper preservation of the Building.
- 6 If the Building is compulsorily purchased following the service of this Notice, for the purposes of assessing compensation it shall be assumed that listed building consent would be granted for any works for the alteration or extension of the Building, or for its demolition for the purpose of carrying out development of any class specified in Schedule 3 to the Town and Country Planning Act 1990.
- 7 If the Secretary of State is of the opinion that the Building has deliberately been allowed to fall into disrepair, for the purposes of justifying its demolition and the redevelopment of its site or any adjoining site, he may include in the compulsory purchase order a direction that minimum compensation be payable.
- 8 The effect of such a direction is that for the purposes of assessing the compensation payable, it shall be assumed that planning permission would not be granted for any development or redevelopment of the site of the Building; and that listed building consent would not be granted for any works other than those necessary for restoring the Building and maintaining it in a proper state of repair.
- 9 Where such a direction is so included, you may apply to the magistrates' court, within 28 days of the service on you of the notice stating the effect of the order, for an order that no such direction should be so included.

Dated: 9 May 2023



Signed.....  
Managing Director, South London Legal  
Partnership

Address to which all communication should be sent:  
Head of Legal Services, South London Legal Partnership, Gifford House, 67c St  
Helier Avenue, Morden, Surrey SM4 6HY (Ref: CS/LEG/RO/511/1390)

If you require further information regarding this Notice, you should contact: Raymond  
Yeung, Interim Planning Enforcement Team Leader on 020 8545 4352.

## **SCHEDULE – Remedial Steps**

### **1. Application for necessary consents**

Prepare and submit to the Council application for Planning and Listed Building Consents with accompanying heritage and method statements and thorough building surveyor report before 25<sup>th</sup> September 2023.

### **2. Roof and rainwater goods**

- i. All rainwater goods and valley gutters to be cleaned and repaired and reinstated where missing to ensure all water discharges directly into mains drainage channels or soakaways
- ii. All tiled parts of roof to be repaired, with missing tiles replaced to ensure a completely watertight finish. Battens to be replaced where damaged or rotten
- iii. Treat all timbers in roof as necessary against rot and infestation and ensure the roof space is well ventilated and free from animal and bird intrusion.
- iv. All flat roofed sections to be repaired to ensure there is no water penetration.
- v. Flat roof to cornice on northwest elevation to be repaired to ensure protection of timber cornice below.
- vi. Roof and rainwater disposal to Doric Portico to be replaced to ensure protection of timber portico below.

### **3. Woodwork, glazing and external repairs**

- i. All missing panes of glass to be replaced with specialist glass for restoration purposes
- ii. Repair all stained glass windows using a specialist restoration contractor in conjunction with repairs to timber window frames

### **4. Internal repairs**

- i. All rubbish to be removed from internal rooms to reduce the potential fire risk and avoid further accumulation of damp
- ii. Ensure the plumbing system ensuring that all plumbing is in good working order and that existing leaks are repaired and that there are no further water leaks likely to cause additional damage
- ii. Locate and put aside any missing bannisters and repair the bottom step of the first-floor stair.

### **5. Tudor Wing**

- i. A thorough building survey is required to inform a plan of restoration work to this wing. The plan to be approved by the Council.
- ii. In particular investigate the cause of the collapse of the structural beams in the passageway and put forward a restoration plan for approval. Carry out the agreed plan.
- ii. External work is required to repair the timber framing and sections of brickwork will requires repointing in line mortar.

6.

**General standard of works**

- i. All the above specified works are to be carried out in accordance with the following additional guidance:
- ii. Renders: All cement render should be carefully removed and replaced with lime render
- ii. Mortar: All cement mortar should be carefully removed and replaced with lime mortar
- iv. Glass: All replacement glass should be specialist glass for restoration purposes with a specification submitted to the Council for approval before work commences.
- v. Paints: Oak cills and timbers that are to be left unpainted should be treated with an appropriate preservative. New paint should be specialist paint suitable for use on historic buildings and should be agreed with the Council before work commences
- vi. Ironmongery: All historic ironmongery should be retained and restored. Any new ironmongery should be historically accurate in term of design and materials
- vii. Rainwater goods: All new repairs or reinstatement of existing downpipes, gutters or hoppers should be carried out using cast iron. Existing cast iron rainwater goods should be refurbished in situ
- viii. Roof tiles: All replacement roof and ridge tiles should match the existing in terms of materials and appearance
- ix. Flat roofs: All areas of flat roof should be repaired, replaced or reinstated where missing on a like for like basis or using a lead substitute.

7.

**Method, Building survey and Access**

- i. A method statement for carrying out of the above works must be submitted to the Council for approval prior to commencement.
- ii. A thorough Building survey of the Listed building must be submitted to the Council for approval prior to commencement.
- iii. During the course of the works described in paragraphs 1-7 of the Schedule, regular access to the Building for inspection of the works will be required by Council officers.

**Informative**

All new external and external works, and works of making good to the existing fabric, should match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless specified otherwise in schedule above, or agreed in writing by the Council.

8.

**Compliance Period:**

Five (5) months following the approval of the application (s) submitted pursuant to paragraph 1 of the Schedule of this notice.

