

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

ENFORCEMENT NOTICE – OPERATIONAL DEVELOPMENT

ISSUED BY THE LONDON BOROUGH OF MERTON

Ref: 21/E0035

1. **THIS IS A FORMAL NOTICE** issued by the Council because it appears that there has been a breach of planning control under Section 171A(1)(a) of the above Act, at the land described below. The Council considers it expedient to issue this notice, having regard to the provisions of the development plan and to other material considerations.

2. **THE LAND AFFECTED**

Land at 391 Cannon Hill Lane Raynes Park London SW20 9HH in the London Borough of Merton shown edged red on the attached plan ('the Land').

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, the unauthorised installation of solar panels raised above the ridgeline of the roof of the property on the Land.

4. **REASONS FOR ISSUING THIS NOTICE**

- (a) The solar panels were installed within 4 years and are not immune to enforcement action.
- (b) The solar panels installed on the roof, protrude over the ridgeline and break the continuity of the roof line in the street. By the virtue of its size, siting in a prominent corner plot, and design, the solar panels are considered visually obtrusive, incongruous and unsympathetic to the character and appearance of the dwelling, locality, and character of the area in general. Therefore, it is considered that the development conflicts with Policies DM D1, DM D2 and DM 3 of the Adopted Supplementary 2014; And Policies D3 and D4 of the London Plan 2021.

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

- (a) Completely remove the solar panels from the roof;

Or

- (b) Reconfigure the solar panels to lay flat on the roof below the ridgeline

And

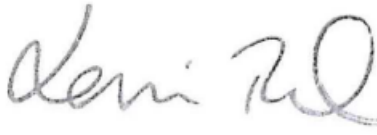
- (c) Remove from the Land all materials, fixtures, fittings and debris associated with compliance with the works in (a) or (b) above.

Time for Compliance: within one (1) month from the date this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 11 November 2020 unless an appeal is made against it beforehand.

Dated: 11 October 2022

Signed 
Managing Director of 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 5DX (Ref: CS/LEG/RO/511/1349)

YOUR RIGHT OF APPEAL

You can appeal against this notice in writing to the Secretary of State, but any appeal must be received, or posted in time to be received, by the Planning Inspectorate before the notice takes effect. The enclosed Explanatory Note and Information Sheet set out the procedure to be followed if you wish to appeal.

FEE PAYABLE FOR THE DEEMED APPLICATION

If your ground of appeal is or includes ground (a) that planning permission should be granted, you must include with your appeal a fee, which is double that payable for a normal planning application. The total fee payable is **£412.00** that must be paid by way of a cheque made out to the London Borough of Merton.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date indicated above and you must then ensure that the notice is complied with. Failure to comply with an enforcement notice that has taken effect, is a criminal offence and can result in legal proceedings and/or remedial action by the Council.

HM Land Registry
Official copy of
title plan

Title number **SY225501**
Ordnance Survey map reference **TQ2367NE**
Scale **1:1250**
Administrative area **Merton**



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