

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/E0157

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 60 Greenwood Road, Mitcham CR4 1PE 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 construction on the Land of a secondary single storey rear extension, built onto the rear of an existing single storey rear extension (shown edged black on the attached plan).

4. **REASONS FOR ISSUING THIS NOTICE**

- (a) The secondary single storey rear extension has been built within the last 4 years and is therefore not immune to enforcement action.
- (b) The secondary single storey rear extension has a harmful effect on the character and appearance of the area. In this respect, the development does not respond positively to the areas distinctiveness or improve overall design standard; nor does it reinforce and enhance local character and is unacceptably harmful to the character and appearance of the area. As a consequence, it is contrary to the policies D3 and D4 of the LP; Policy CS14 of the Merton Core Strategy and Policies Merton Sites and Policies Plan. The development would also be inconsistent with the National Planning Policy Framework (the Framework) 2021, which amongst others, seeks high quality design.
- (c) The secondary single storey rear extension has a harmful effect on living conditions for the occupiers of adjoining properties with regard to outlook and privacy. The secondary rear addition causes significant and unacceptable harm to the quality of living conditions, amenity space and privacy, to both Nos 58 and 62 Greenwood Road. The development thereby conflicts with Policy DM D2 of the Merton Sites and Policies Plan.

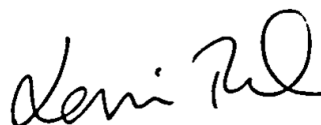
5. WHAT YOU ARE REQUIRED TO DO

- (a) Demolish the unauthorised secondary single storey rear extension in its entirety.
- (b) Remove from the Land all materials, debris, fixtures and fittings associated with compliance with (a) above.

Time for Compliance: within two (2) months from the date this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 4 May 2023 unless an appeal is made against it beforehand.



Dated: 4 April 2023

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/511/1403)

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.

PERSONS SERVED WITH A COPY OF THIS ENFORCEMENT NOTICE

Tulsie Ram Khashidas
60 Greenwood Road
Mitcham
CR4 1PE

Nalene Khashidas
60 Greenwood Road
Mitcham
CR4 1PE

The Occupier
60 Greenwood Road
Mitcham
CR4 1PE