

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990**

**ENFORCEMENT NOTICE – OPERATIONAL DEVELOPMENT**

**ISSUED BY THE LONDON BOROUGH OF MERTON**

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 31 Dundonald Road, Wimbledon, London, SW19 3QH** 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 erection of a ground floor single storey extension to the front of the shop unit on the Land.

4. **REASONS FOR ISSUING THIS NOTICE**

- (a) The unauthorised ground floor single storey extension at the front of the shop unit has been built within 4 years and is not immune to enforcement action.
- (b) The unauthorised ground floor single storey extension from the front of the shop unit would fail to relate positively and appropriately to the rhythm, siting and scale of the building and existing pattern of development along the street to the detriment of the character and appearance of the building, street and surrounding area. The proposal would therefore fail to comply with London Plan 2021 Policy D4, Core Strategy 2011 Policy CS14 and Site and Policies Plan 2014 Policies DMD1 and DMD2.

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

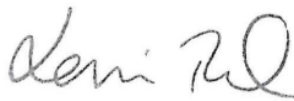
- (a) Completely remove the ground floor single storey extension at the front of the ground floor shop unit and reinstate the shopfront to its former unaltered state.
- (b) Remove from the Land all materials, fixtures, fittings, and debris associated with compliance with the works in (a) above.

**Time for Compliance: within three (3) months from the date this notice takes effect.**

## 6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 22 October 2022 unless an appeal is made against it beforehand.

Dated: 22 September 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/511/1343)

### **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**

1. Sirtaz Nazarali, 31 Dundonald Road, Wimbledon, London SW19 3QH
2. Karthigesu Sangaraseelan, 31 Dundonald Road, Wimbledon, London SW19 3QH
3. Sirtaz Nazarali, 31A Dundonald Road, Wimbledon, London SW19 3QH
4. Fahmida Nazarali, 31A Dundonald Road, Wimbledon, London SW19 3QH
5. The Occupier, 31 Dundonald Road, Wimbledon, London SW19 3QH
6. The Occupier, 31A Dundonald Road, Wimbledon, London SW19 3QH

7. Barclays Bank UK Plc, Meridian House, Anchor Boulevard, Crossways Business Park, Dartford DA2 6QU