

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 14 Cambridge Road London SW20 0SH 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 erection of a rear dormer roof extension to the dwelling house on the Land.

4. **REASONS FOR ISSUING THIS NOTICE**

- (a) It appears to the Council that the above breach of planning control has occurred within the last four years.
- (b) The roof extension by reason of its position, design, mass and scale results in an incongruous and unsympathetic form of development failing to respect the character and visual integrity of the dwelling and street scene, contrary to policies BE.23: Alterations and Extensions to Buildings and BE.24: Roof Extensions and Dormer Windows of the London Borough of Merton Unitary Development Plan 2003.

Copies of the above policies are attached.

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

- (a) Demolish the rear dormer roof extension.
- (b) Make good any damage resulting from the demolition of the rear dormer roof extension.
- (c) Remove from the Land all materials and debris resulting from compliance with (a) and (b) above and dispose of all such materials and debris at an authorised place of disposal.

Time for Compliance: within 3 months from the date this notice takes effect.

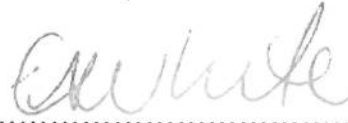
6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 14 December
unless an appeal is made against it beforehand.

2010

Dated: 3 November 2010

Signed.....



Head of Civic and Legal Services
London Borough of Merton

Address to which all communication should be sent:-

Head of Civic and Legal Services, London Borough of Merton, Merton Civic Centre,
London Road, Morden, Surrey SM4 5DX (Ref: CS/LEG/RO/ERPP247)

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 **£300.00**

Half the fee is payable to the Planning Inspectorate and half to the Council.

You should therefore include:

One cheque for **£150.00** payable to The Department for Communities and Local Government

One cheque for **£150.00** payable to the London Borough of Merton

The fee can be sent with your appeal form.

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. Robert Michael Kearns, 14 Cambridge Road, London SW20 0SH
2. Niamh Guerin, 14 Cambridge Road, London SW20 0SH
3. Barclays Bank Plc, c/o Barclays Mortgages, PO Box HK444, Leeds LS11 8DD

Land at 14 Cambridge Road, London, SW20 0SH



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.