

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990**

**BREACH OF CONDITION NOTICE**

**TO:** The Company Secretary, Pelham Properties Limited, The Old Pavilion,  
Beaumont Lodge, Beaumont End Amersham, Buckinghamshire, HP7  
0QT

The Company Secretary, Pelham Properties Limited, 1 Homefield  
Place, London, SW19 4QF

ISSUED BY THE LONDON BOROUGH OF MERTON

1. **THIS IS A FORMAL NOTICE** issued by the Council under Section 187A of the above Act, because it considers that a condition imposed on a grant of planning permission relating to the land described below has not been complied with. The Council considers that you should be required to comply or secure compliance with the condition specified in this notice.

2. **THE LAND AFFECTED**

**Land at Homefield Place, 14b Homefield Road, Wimbledon, London, SW19 4QF** in the London Borough of Merton shown edged red on the attached plan ("the Land").

3. **THE RELEVANT PLANNING PERMISSION**

Planning permission reference 00/P1333 was granted by the Council on 21 February 2001 for redevelopment of the site involving the demolition of the existing building and the erection of a terrace of 3 houses on the north west boundary of the site and one detached house to the rear amenity area of 17 Homefield Road (3x4 bed and 1x3 bed) and B1 business floor space totalling 665<sup>m</sup><sup>2</sup> within a part single, part two storey building (with business accommodation also at basement level) adjacent to the proposed terrace of housing and extending along the remainder of the western boundary of the site. Vehicular access to the site is proposed off Homefield Road with 9 parking spaces (6 residential, 3 B1 business), cycle parking provision and pedestrian access to High Street subject to conditions.

A copy of the above mentioned planning permission is attached.

**4. THE BREACH OF CONDITION**

The following condition attached to planning permission reference 00/P1333 has not been complied with:

*Condition 23:*

The car parking spaces as shown on the approved drawings shall be provided before commencement of the use of the buildings hereby permitted with a maximum of three car parking spaces for use in connection with the business units. The remaining six spaces shall be made available for the residential uses hereby approved. All the car parking spaces shall be kept free of obstruction and shall not be used for purposes other than the parking of vehicles in conjunction with this development.

*Reason 23:*

To ensure the provision of adequate off street parking and in order to prevent additional parking in surrounding streets which could be detrimental to amenity and prejudicial to highway safety

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

As the person responsible for the breach of the condition specified in paragraph 4 of this notice, you are required to comply or secure compliance with the stated condition by taking the following steps:

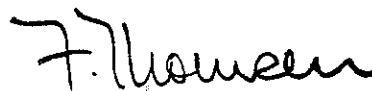
1. Comply fully with the requirements of the above condition ensuring that no more than three of the parking bays are in use at any one time by any business users or by visitors to any of the businesses on site and that the remaining six spaces are available for residential uses and must be kept free of any obstruction.

Time for compliance: within 28 days after this notice is served on you.

**6. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect immediately it is served on you.

Dated: 23 October 2008



Signed:.....  
Principal Lawyer

Address to which all communications should be sent:-  
Interim Head of Civic and Legal Services, London Borough of Merton, Merton  
Civic Centre, London Road, Morden, Surrey, SM4 5DX (Ref: LE/SO/  
ENVP1363)

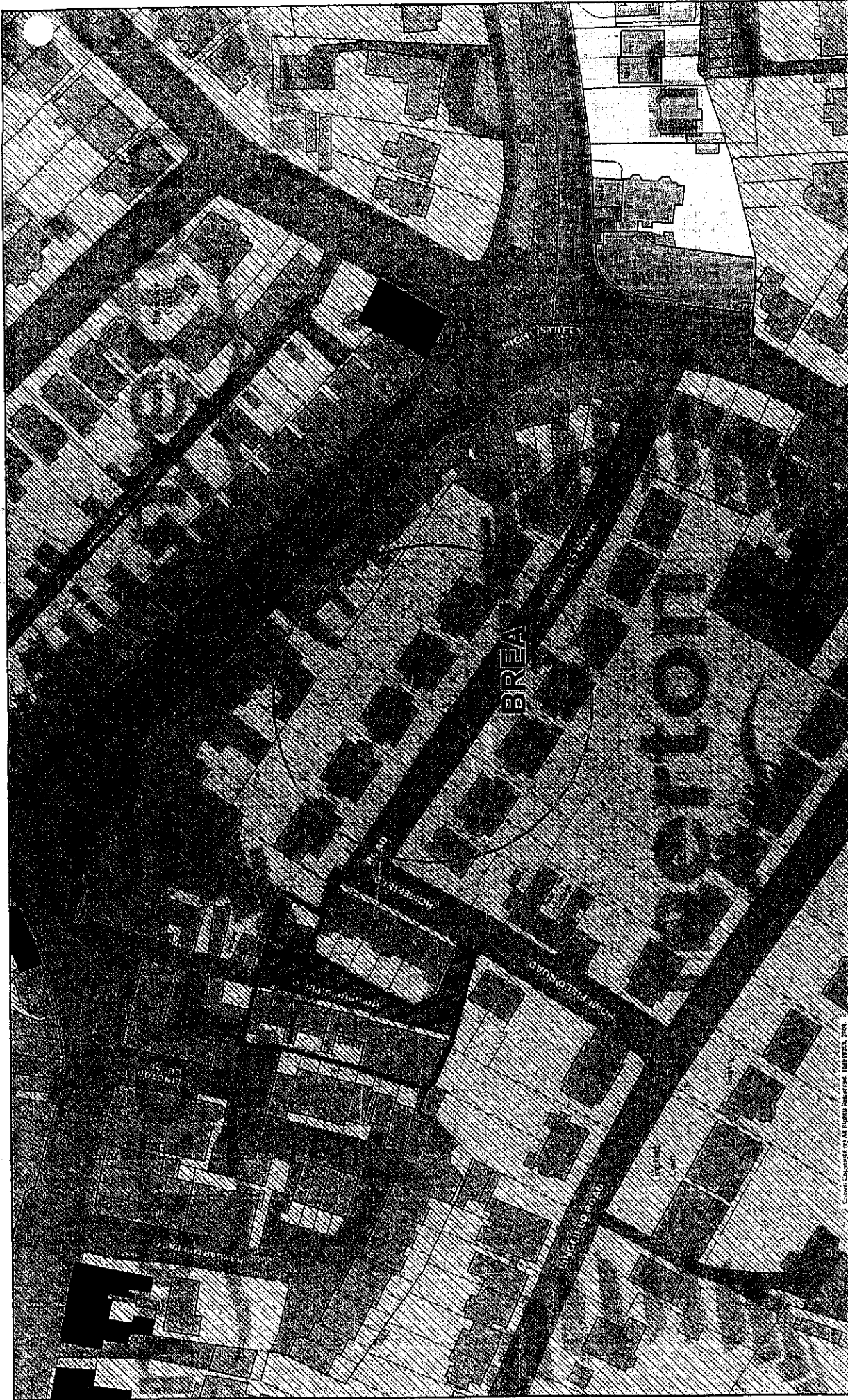
**WARNING: THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE**

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period.

You will then be at risk of immediate prosecution in the Magistrates' Court for which the maximum penalty is £1,000.

If you are in any doubt about what this notice requires you to do, you should contact the Council's Planning Enforcement Officer, Leigh Harrington on 0208 545 3836.

If you wish to challenge the validity of this notice, you may only do so by an application to the High Court for judicial review. A lawyer will advise you of what this procedure involves.



London Borough of Merton  
 100 London Road  
 Morden  
 Surrey  
 SM4 5DX

Scale 1:1250

Date 13/3/2008

Zen Ridge

Homefield Place, 14b Homefield Road

Wimbledon Village (Wimbledon Village Conservation Area)

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DEVELOPMENT CONTROL