

**IMPORTANT-THIS COMMUNICATION AFFECTS YOUR PROPERTY**  
**LONDON BOROUGH OF MERTON**  
**TOWN & COUNTRY PLANNING ACT 1990**  
**ENFORCEMENT NOTICE**  
**1A PITT CRESCENT, LONDON, SW19 8HT**

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to them that there has been a breach of planning control, under section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations.
2. **THE LAND AFFECTED**  
Premises at 1A Pitt Crescent, London, SW19 8HT, shown edged red on the attached plan.
3. **THE BREACH OF PLANNING CONTROL ALLEGED**  
Without planning permission the erection of a rear and side roof extensions at the Premises
4. **REASONS FOR ISSUING THIS NOTICE**
  - i. It would appear to the Council that this development has taken place within the last 4 years
  - ii. The rear roof extension, by reason of its size, location, design and materials used constitute an overly dominant, incompatible and visually intrusive form of development which fails to compliment the design of the original dwelling, contrary to policy CS14 Merton Core Planning Strategy Adopted July 2011, policies BE23 and BE24 of the Merton Unitary Development Plan (2003) and the Council's Supplementary Planning Guidance: Residential Extensions, Alterations and Conversions.
  - iii. The side roof extension by reason of its design, position within the roof slope and materials used, results in an incongruous, unsympathetic and visually intrusive addition, which fails to complement the design of the original dwelling contrary to policy CS14 Merton Core Planning Strategy Adopted July 2011, policies BE23 and BE24 of the Merton Unitary Development Plan (2003) and the Council's Supplementary Planning Guidance: Residential Extensions, Alterations and Conversions.
5. **WHAT YOU ARE REQUIRED TO DO**
  - (i) Demolish the rear and side roof extensions
  - (ii) Make good any damage resulting from compliance with step (i)
  - (iii) Remove from the Premises all equipment, machinery apparatus, building materials and any resulting debris and rubble arising from step (i)

Time for compliance: within 4 calendar months of the date on which this notice takes effect.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **24<sup>th</sup> April 2012**, unless an appeal is made against it beforehand.

Dated: 13 March 2012

Signed.....

Paul Evans, Head of Merton and Richmond Shared Legal Service, Gifford House ,  
67c St Helier Avenue, Morden, SM4 6HY

Address to which all communication should be sent:-

Paul Evans, Head of Merton and Richmond Shared Legal Service, Gifford House ,  
67c St Helier Avenue, Morden, SM4 6HY (REF: CS/LEG/HB/448-113)

**YOUR RIGHT OF APPEAL**

You can appeal against this notice by submitting an appeal online ([www.planningportal.gov.uk/pccs](http://www.planningportal.gov.uk/pccs)) or by requesting an appeal form from the Planning Inspectorate. Please note any appeal must be received, or posted in time to be received, by the Planning Inspectorate before the date this notice takes effect. The enclosed Information Sheet sets out your rights and the procedure to be followed.

**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.

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

You should therefore include:

One cheque for £150 payable to The Department for Communities and Local Government

One cheque for £150 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. RYAN JOHN STEVEN HOWARD, 1A Pitt Crescent, Wimbledon, London SW19
2. MELISSA CLARE HOWARD, 1A Pitt Crescent, Wimbledon, London SW19
3. RYAN JOHN STEVEN HOWARD, The Coach House, 39a Devizes Road, Salisbury, Wiltshire, SP2 7AA
4. MELISSA CLARE HOWARD, The Coach House, 39a Devizes Road, Salisbury, Wiltshire, SP2 7AA
5. THE OCCUPIERS, 1A Pitt Crescent, Wimbledon, London SW19



# Land at 1A Pitt Crescent, London, SW19 8HT



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