

25 NOV 2008

Planning
Development Control

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 26 Walpole Road, Colliers Wood, London SW19 2BZ, in the London Borough of Merton shown edged red on the attached plan.

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission the construction of a ground floor rear infill extension incorporating the rear garden area

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last four years.

The poor design, the external materials, siting, bulk and mass of the unauthorised extension works are contrary to policies BE.22, BE.23 and BE.24 of the adopted Unitary Development Plan (October 2003) and Supplementary Planning Guidance Notes on Residential Extensions, Alterations and Conversions, November 2001

The unauthorised conversion works negatively affect the amenities of the residents of the neighbouring properties by causing visual intrusion, noise disturbance contrary to policy BE.15

Copies of the above policies are attached.

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

- (a) Remove the unauthorised ground floor rear infill extension
- (b) Remove from the land all materials and debris resulting from (a) above

Time for Compliance: **6 months** from the date this notice takes effect.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 29 December 2008 unless an appeal is made against it beforehand.

Dated: 24 November 2008

Signed D. N. Athina

Interim Head of Civic & Legal Services

PERSONS SERVED WITH A COPY OF THIS ENFORCEMENT NOTICE

Mr Jose Reis, 26 Walpole Road, London SW19 2BZ

The Secretary, Bank of Scotland of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS

The Secretary, Blemain Finance Limited, Bracken House, Charles Street, Manchester M1

London Borough of Merton

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DEVELOPMENT CONTROL

26 Walpole Road

Colliers Wood

Scale 1/1250

Date 31/7/2008

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

