

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

ENFORCEMENT NOTICE

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 **28 Abbotsbury Road, Morden, Surrey SM4 5LQ** in the London Borough of Merton shown edged red on the attached plan.

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

Without planning permission the erection of a timber outbuilding to the rear of the property.

4. **REASONS FOR ISSUING THIS NOTICE**

(a) It appears to the Council that the above development in breach of planning control has occurred within the last four years.

(b) The timber outbuilding due to its location fails to respect the siting, rhythm, scale, density, proportions and materials of the surrounding buildings. It fails to meet a high standard of design that compliments the character of the host building or enhances the local area, contrary to policy BE.22.

(c) The timber outbuilding fails to compliment the character and appearance of the wider setting, fails to use external materials that are sympathetic to the original building, and its surroundings and further fails to respect or compliment the design and detailing of the original building, contrary to policy BE.23.

Copies of the above policies are attached.

24 AUG 2009

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

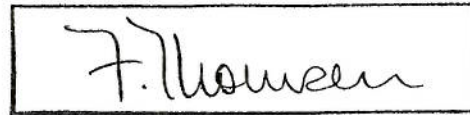
Demolish the wooden outbuilding in its entirety and remove all resulting debris from the site to an authorised place of disposal.

Time for Compliance: **2 MONTHS** from the date this notice takes effect.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 25 September 2009 unless an appeal is made against it beforehand.

Dated: 21 August 2009



Signed.....

Principal Lawyer

Address to which all communication should be sent:-
Interim Head of Civic & Legal Services, London Borough of Merton, Civic Centre, London Road,
Morden, Surrey SM4 5DX
(REF: LEG/AW/ERPP131)

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 25 September 2009. The enclosed information sheet "Making Your Appeal" sets out your rights and the procedure to be followed. Read it carefully. You should also read sections 171-177 of the Act which are also enclosed. If you decide to appeal, you should complete the enclosed appeal forms and send a copy of each of the form and enforcement notice to the Planning Inspectorate and the London Borough of Merton. The other appeal form and enforcement notice are for your own records.

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 **£340**

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

You should therefore include:

One cheque for **£170** payable to The Department for Communities and Local Government

One cheque for **£170** 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. The Secretary
Quantum Securities Limited
12A Deer Park Road
Merton
London, SW19 3UQ
2. Muquim Ahmed
Mount Mascall Farm
North Cray Road
Bexley
Kent DA5 3NH

LONDON BOROUGH OF MERTON

24 AUG 2009

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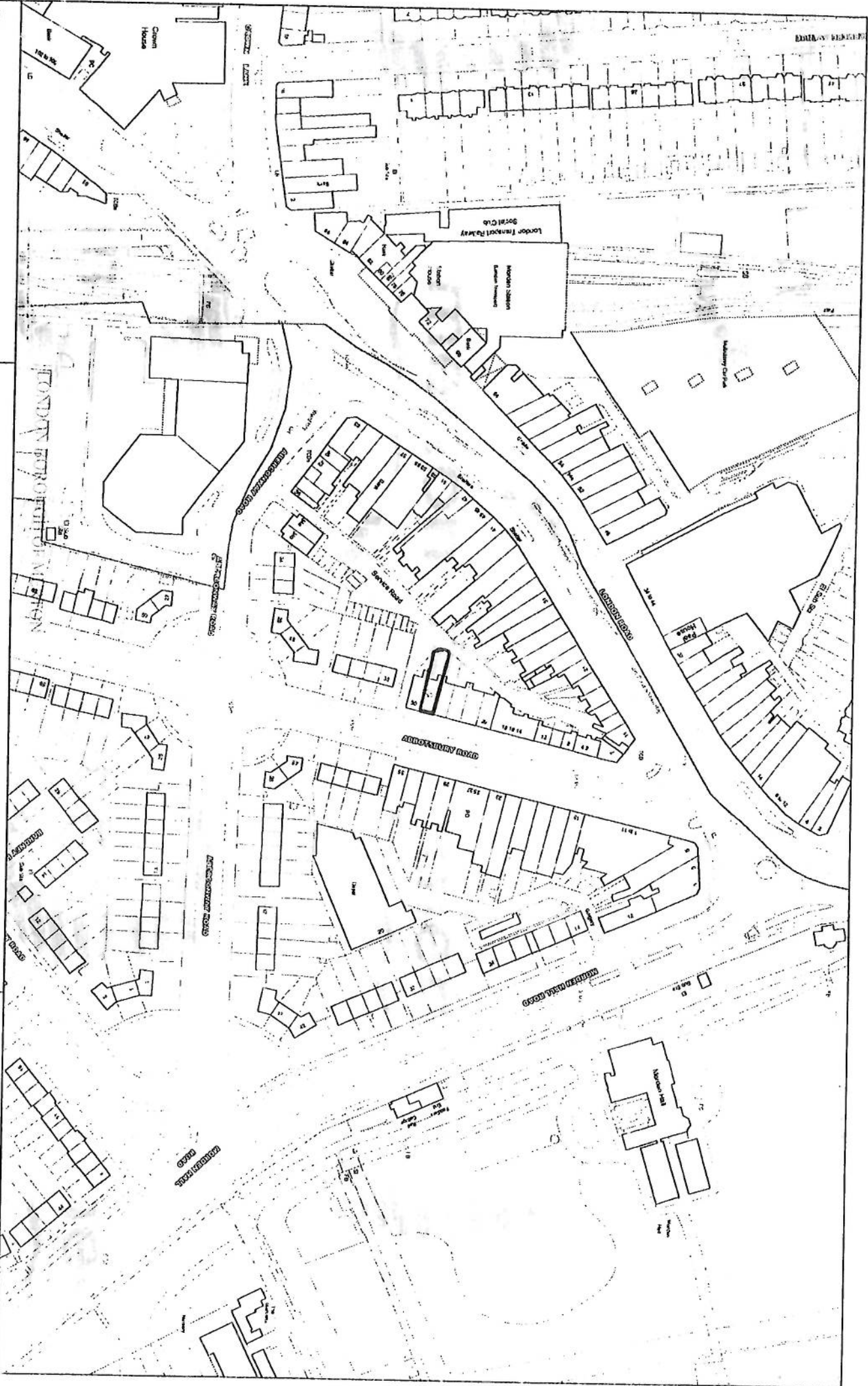
3. Masood Rahimi
28 Abbotsbury Road
Morden
Surrey, SM4 5LQ

4. The Secretary, Lloyds Bank PLC
Leeds Securities Centre
P.O. Box 5, 6/7 Park Row
Leeds LS1 5LB

LEEDS BRANCH OF MURTON

24 AUG 2009





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24 AUG 2009

Scale 1/1250

Date 18/8/2009

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

