

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED BY THE PLANNING AND
COMPENSATION ACT 1991)**

ENFORCEMENT NOTICE

ISSUED BY: THE LONDON BOROUGH OF MERTON ('the Council')

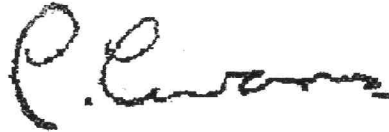
1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to them that there has been a breach of planning control, under section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice contains important additional information.
2. **THE LAND AFFECTED**
Land and property at 38 Cavendish Road, Colliers Wood, London, SW19 2EU showed edged red on the attached plan ("the Land").
3. **THE BREACH OF PLANNING CONTROL ALLEGED**
Without planning permission the erection of a detached wooden shed with sloping roof on the Land ("the Structure")
4. **REASONS FOR ISSUING THIS NOTICE**
 - 4.1 The above breach of planning control has occurred within the last four years.
 - 4.1.1 The Structure, by reason of its design, height, siting and massing would be an inappropriate and poorly designed form of development that fails to respect the host building, visual amenities of the street scene and general pattern of development in the area and would therefore fail to achieve a high standard; contrary to policies DM D2 Design Considerations in all developments and DM D3 Alterations and extensions to existing buildings of Merton's Adopted Site and Policies Plan (July 2014), and CS 14 – Design of Merton's adopted Core Planning Strategy (July 2011)
5. **WHAT YOU ARE REQUIRED TO DO**
 - 5.1 Demolish the Structure; and
 - 5.2 Remove all surplus materials and debris from the Land caused arising from the compliance with step 5.1 above

6. TIME FOR COMPLIANCE

One calendar month after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **21st October 2016** unless an appeal is made against it beforehand.



Dated: **14th September 2016**

Signed.....
Assistant Director of Corporate Governance
South London Legal Partnership
on behalf of the Council of the London Borough
of Merton

Address to which all communication should be sent:-

Paul Evans, Head of Legal Services, South London Legal Partnership, Gifford House, 67c St Helier Avenue, Morden, Surrey, SM4 5DX (Ref: CS/LEG/HB/511-682)

ANNEX

YOUR RIGHT OF APPEAL

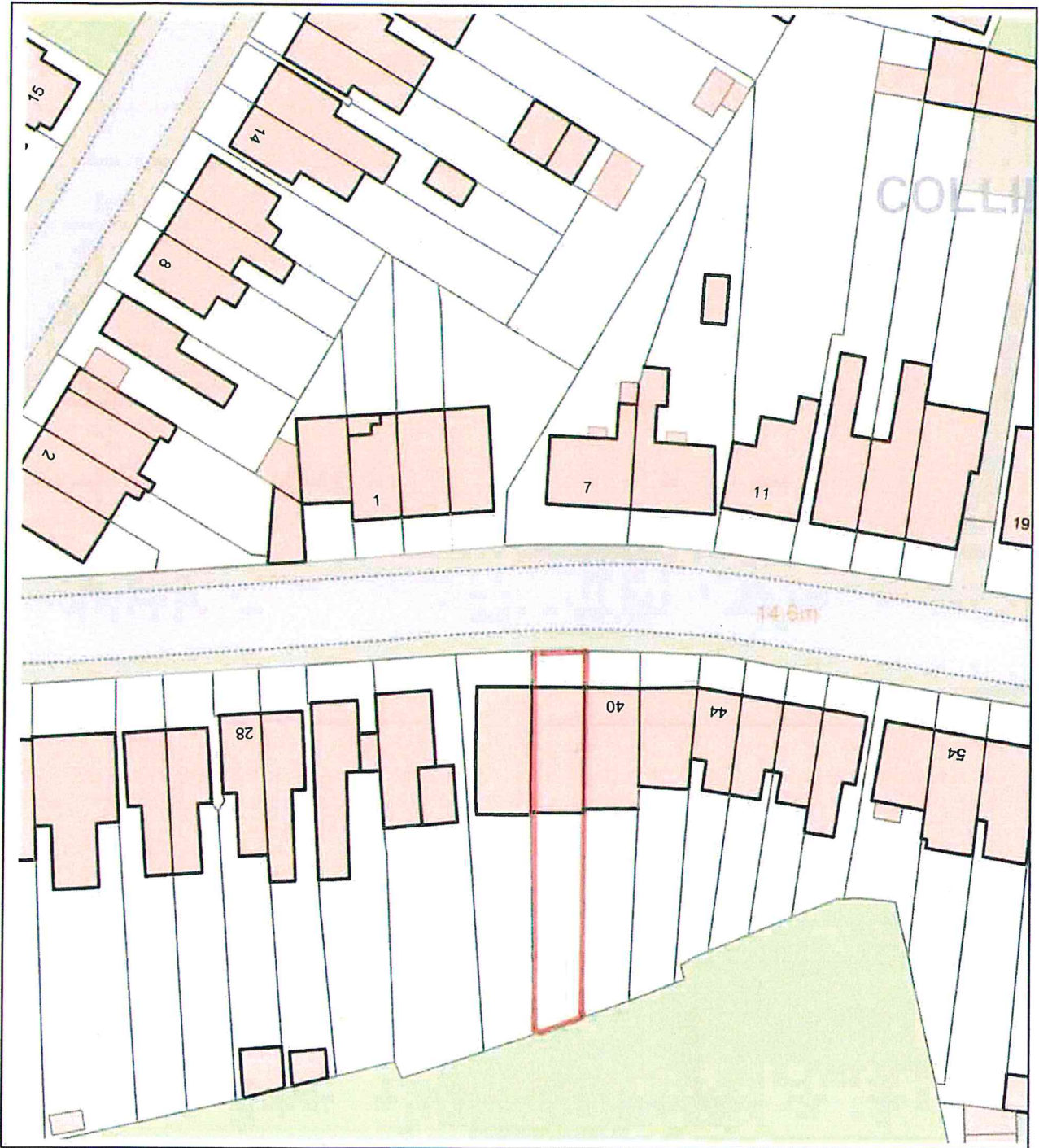
You can appeal against this notice in writing to the Secretary of State, but any appeal must be received, or posted in time to be received, by the Planning Inspectorate before the notice takes effect. The enclosed Explanatory Note and Information Sheet set out the procedure to be followed if you wish 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 **£344** that must be paid by way of a cheque made out to the London Borough of Merton

The fee can be sent with your appeal form.

NORTHGATE SE GIS Print Template



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38 Cavenish Rd Colliers Wood SW19 2EU

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 OCCUPIER of 38 Cavendish Road, Colliers Wood, London SW19 2EU
2. JANE BUCHANAN of 38 Cavendish Road, Colliers Wood, London, SW19 2EU

