

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

ENFORCEMENT NOTICE – MATERIAL CHANGE OF USE

- | | | | |
|----|--|----|--|
| 1. | Mr Leonis Joe Martins
2 Ashbourne Terrace
Wimbledon
London SW19 1QX | 2. | Ms Joanne Margaret Kolbe
2 Ashbourne Terrace
Wimbledon
London SW19 1QX |
| 3. | The Occupier
2 Ashbourne Terrace
Wimbledon
London SW19 1QX | 4. | Mortgage Express
Endeavour House
1 Lyonsdown Road
New Barnet
Herts EN5 1HU |

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 2 Ashbourne Terrace Wimbledon London SW19 1QX, in the London Borough of Merton shown edged red on the attached plan.
3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, change of use of the land from a residential dwellinghouse to office premises.
4. **REASONS FOR ISSUING THIS NOTICE**
 - (a) It appears to the Council that the above breach of planning control has occurred within the last ten years.
 - (b) The use is contrary to the residential amenity of the area by reason of traffic generated, noise and pollution of persons visiting the offices and lack of on-site parking for visitors.
 - (c) The use is contrary to policies WTC.14 and H.1 of the Adopted Unitary Development Plan (April 1996) and HP.3 of the Second Deposit Draft Unitary Development Plan (October 2000). Copies of the above policies are attached.

5. WHAT YOU ARE REQUIRED TO DO

- (a) To cease the use of the land for office use.
- (b) To remove from the land all tools, machines, equipment, fixtures and fittings associated with the unauthorised office use.

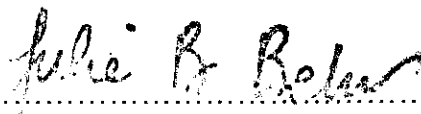
Time for Compliance: within two months from the date this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 8 December 2003 unless an appeal is made against it beforehand.

Dated: 27 October 2003

Signed.....



Head of Legal Services

Address to which all communication should be sent:-

Head of Legal Services, London Borough of Merton, Merton Civic Centre, London Road,
Morden, Surrey SM4 5DX
(Ref: CE/LEGAL/RO/2003P487)

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 enclosed booklet "Making Your Enforcement 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 **£440.00**.

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

You should therefore include:

One cheque for **£220.00** payable to The Office of the Deputy Prime Minister

One cheque for **£220.00** 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.



LONDON BOROUGH OF MERTON
 Environmental Services Department

2 Ashbourne terrace

Scale = 1: 1250

Date Printed: 06/02/03

