

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 63 Broadway Court London SW19 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 building and its use as a dwellinghouse

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 development constitutes an over dominant and incongruous form of development, detrimental and harmful to the character of the surrounding area and residents amenities particularly by reason of visual intrusion and noise disturbance.

The residential development by virtue of its backland location is unacceptable, resulting in an unsatisfactory living environment, due to inadequate amenity space, poor outlook and proximity to the commercial uses and would be an inappropriate use of this town centre site not respecting the objectives of mixed use development involving loss of approved employment floorspace contrary to policies ST3, ST10, ST14, ST16, ST17, ST27, ST32,, U2, MU4, HP4, E1, E6, E7, BE15, BE22, BE23, PE3, TC3, TC7, TC11, WTC1, PK2, PK3, PK5, PK6, F2 of the adopted Unitary Development Plan (October 2003) and Supplementary Planning Guidance Notes for New Residential Development

Copies of the above policies are attached.

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

Demolish the building including the integral garage
Remove all building materials resulting from the demolition of the building from the site

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

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **18 November 2006** unless an appeal is made against it beforehand.

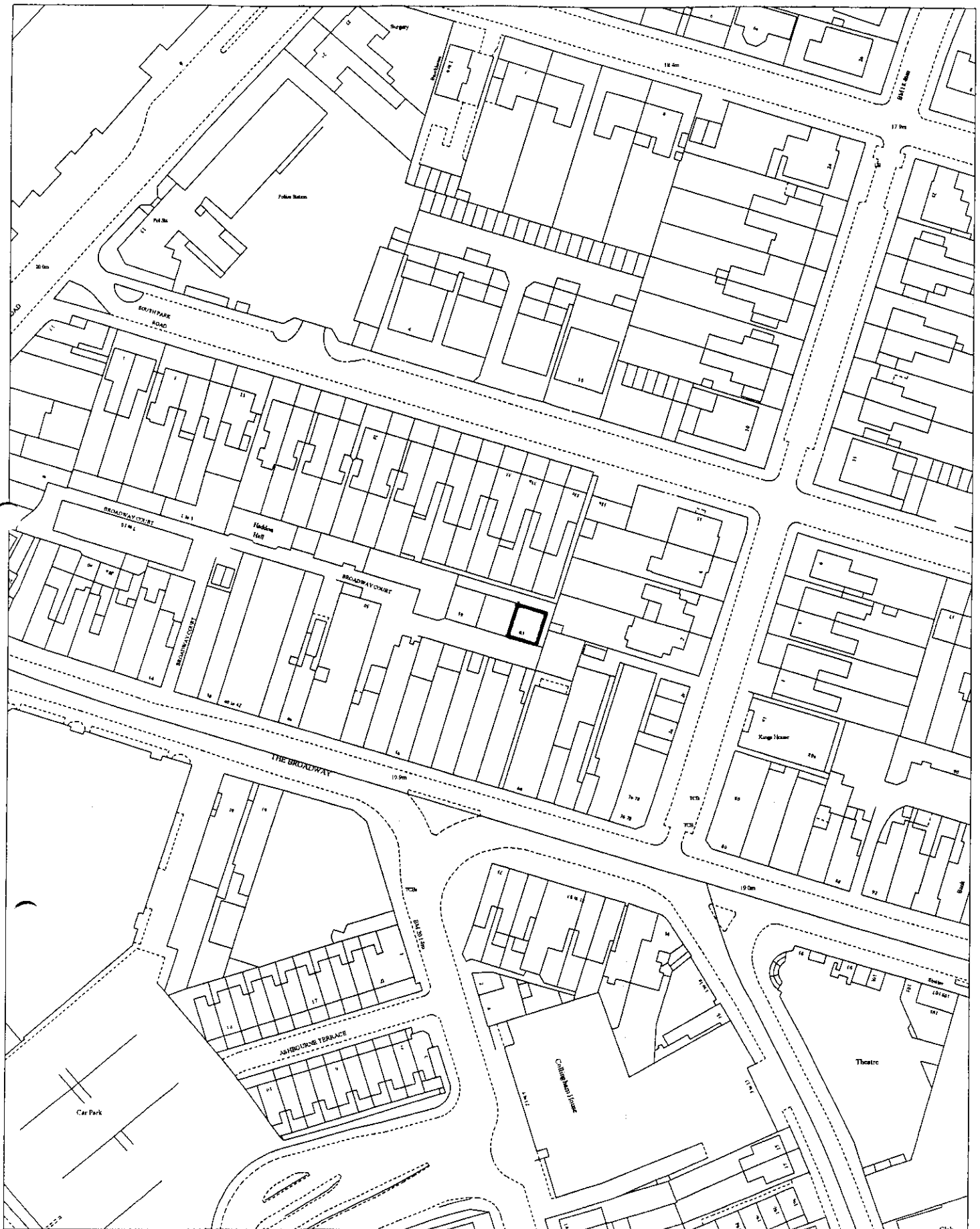
Dated: 17 October 2006

Signed.

A handwritten signature in black ink, appearing to be 'H. Smith', written over a dotted line.

Head of Civic and Legal Services

Address to which all communication should be sent:-
Head of Civic and Legal Services, London Borough of Merton, Civic Centre, London Road,
Morden, Surrey SM4 5DX
(REF: LE/SL/2006P280)



LONDON BOROUGH OF MERTON
 Environmental Services Department

63 Broadway Court
 Wimbledon
 SW19

Scale = 1: 1250

Date Printed: 12/10/06



