

Mark Pryjma

From: Sharon Lauder
Sent: 01 March 2007 12:06
To: Mark Pryjma
Cc: Leigh Harrington
Subject: ENFORCEMENT NOTICE - 151A & ~~151B~~ CANNON HILL LANE SW20

Mark

please note the above enforcement notice dated 16 February 2007 has been **withdrawn** today (it was incorrectly served). Please cancel the land charges entry. A further notice will be served shortly and you will be notified in the usual way.

regards
Sharon

ENTRY REMOVED
1/3/07.

Memo



To: Leigh Harrington
Planning and Public Protection
11th Floor, Civic Centre

From: Claudia Lord-Lynch
For Head of Civic and Legal Services
My reference: CS/LEG/CLL/2006P542
Ext: 3348

CC: Mark Pryjma
Local Land Charges
5th Floor, Civic Centre

Date 15 February 2007

ENFORCEMENT NOTICE: LAND AT 151a Cannon Hill Lane, Raynes Park, London SW19

Please find attached a copy of the Enforcement Notice issued today, which must be registered as a Local Land Charge.

Provided there is no appeal against the Notice, it will take effect on 16 March 2007 and the compliance period will expire on 16 September 2007.

The Notice has been served on all those parties with an interest in the property.

To defeat the possible claim that one or more of the parties did not receive the Enforcement Notice you may wish to serve additional Enforcement Notices by hand. If you wish to do this, please let me know and I'll put together an envelope containing the relevant documentation. You will then have to personally give it to the named individual or push it through the letterbox of the last known address of the individual, making a note of the time and date. You will then need to fill in a personal notice certificate.

A handwritten signature in black ink, appearing to be "CLL", written in a cursive style.

19 FEB 2007

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 151a Cannon Hill Lane, Raynes Park, London, SW20 9BZ in the London Borough of Merton with the leasehold title registered under title number SGL651517 and shown edged red on the attached plan ('the Land').

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

Without planning permission the single flat containing three bedrooms has been converted into two self contained one bedroom flats on the Land.

4. **REASONS FOR ISSUING THIS NOTICE**

- (a) It appears to the Council that the above breach of planning control has occurred within the last four years.
- (b) The unauthorised use/works negatively affects the amenities of the residents of the properties and provides substandard accommodation, contrary to Policies HS.1 and HP.5 of the Adopted Merton Unitary Development Plan (October 2003) and Supplementary Planning Guidance Notes on Residential Extensions, Alterations and Conversions, November 2001.

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

- (a) Cease the use of the Property as two self contained flats.
- (b) Revert the Property to its lawful use as a single three bedroom flat.
- (c) Remove all materials and debris resulting from these works from the Site.

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

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **16 March 2007** unless an appeal is made against it beforehand.

Dated: **16 February 2007**

Signed.....



Head of Civic and Legal Services

Address to which all communication should be sent:-

Head of Civic and Legal Services, London Borough of Merton, Merton Civic Centre,
London Road, Morden, Surrey SM4 5DX (Ref: CS/LEG/CLL/2006P542)

YOUR RIGHT OF APPEAL

You can appeal against this notice by using the Enforcement Notice Appeal forms enclosed with this notice or by submitting an appeal online no later than **6 March 2007** (www.planningportal.gov.uk/pes). Please note however that any appeal must be received, or posted in time to be received, by the Planning Inspectorate before the date this notice takes effect. 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 send two copies of the enclosed appeal forms and one copy of the enforcement notice, to the Planning Inspectorate. The other appeal form and the other copy of the enforcement notice are for you to keep 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 **£530**.

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

You should therefore include:

One cheque for **£265** payable to The Office of the Deputy Prime Minister

One cheque for **£265** 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. Mr Kevin Cooke
57 Broadhurst
Ashstead
Surrey KT21 1QD

Wetter N: 2006 PS 42



LONDON BOROUGH OF MERTON
Environmental Services Department

Civic Centre, London Road, Morden, Surrey, SM4 5DX
Telephone: 020 8543 2222 Web: www.merton.gov.uk

151a Cannon Hill Lane
Raynes Park
SW20

Scale = 1: 1250

Date Printed: 03/04/06

