

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the PLANNING AND COMPENSATION ACT 1991)
(hereinafter referred to as "the Act")

ENFORCEMENT NOTICE

(hereinafter referred to as "the Notice")

ISSUED BY: THE COUNCIL OF THE LONDON BOROUGH OF MERTON
(hereinafter referred to as "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 Act at the land (hereinafter referred to as "the land") described in Paragraph 2 below. The Council considers that it is expedient to issue this Notice having regard to the provisions of the Development Plan and to other material planning considerations.

2. THE LAND TO WHICH THE NOTICE RELATES

The land known as 28 Chestnut Road, London SW20, and shown edged black on Plan No. 3 attached.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the change of use of the ground floor into two one-bedroom self-contained flats.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred in the last four years.

Planning permission was refused on the 26th June 2001 for the retention of a one bedroom flat on part of the ground floor. The reason for refusal was because of the inadequate provision of off-street parking which is likely to result in addition on-street parking, detrimental to highway safety and general highway conditions.

The retention of the unauthorised flats represents an over intensive use of the site, resulting in an unacceptable standard of conversion.

5. WHAT YOU ARE REQUIRED TO DO

(1) Cessation of that part of the ground floor of the building, indicated in red on Plan No. 1 attached as a separate one-bedroom flat;

- (2) Carry out internal alterations to remove the kitchen area, including all kitchen units and equipment utilised in the kitchen, as indicated on Plan No. 2 attached by cross-hatching and to reinstate access directly to the living room of the adjacent flat at the point indicated on Plan No. 2 in blue, by removing the door.

Time for compliance: Ninety days after the Notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on the 28th June 2002 unless an appeal is made against it beforehand.

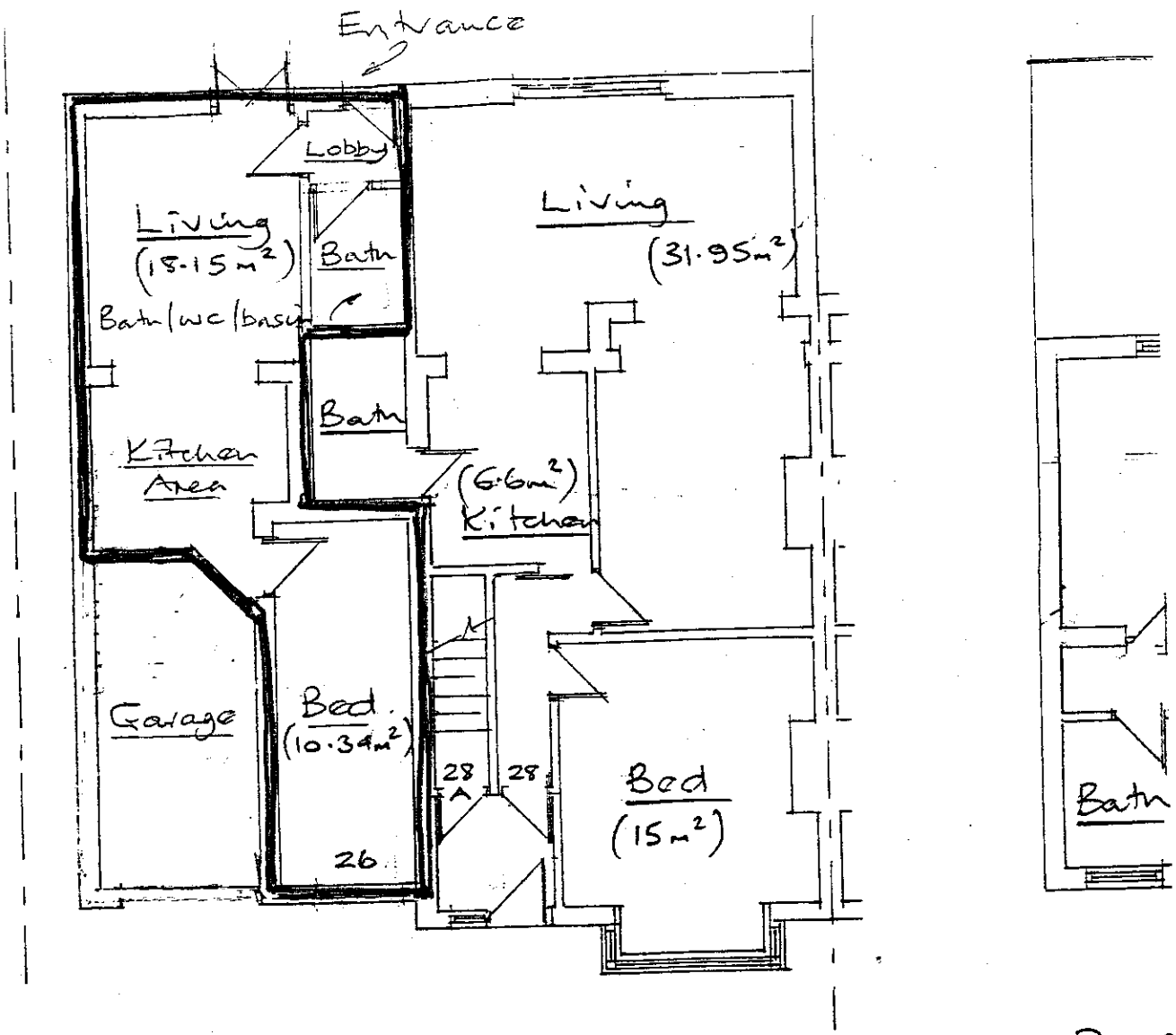
Dated the 29th May 2002

Signed.....

Julie B. Belvir

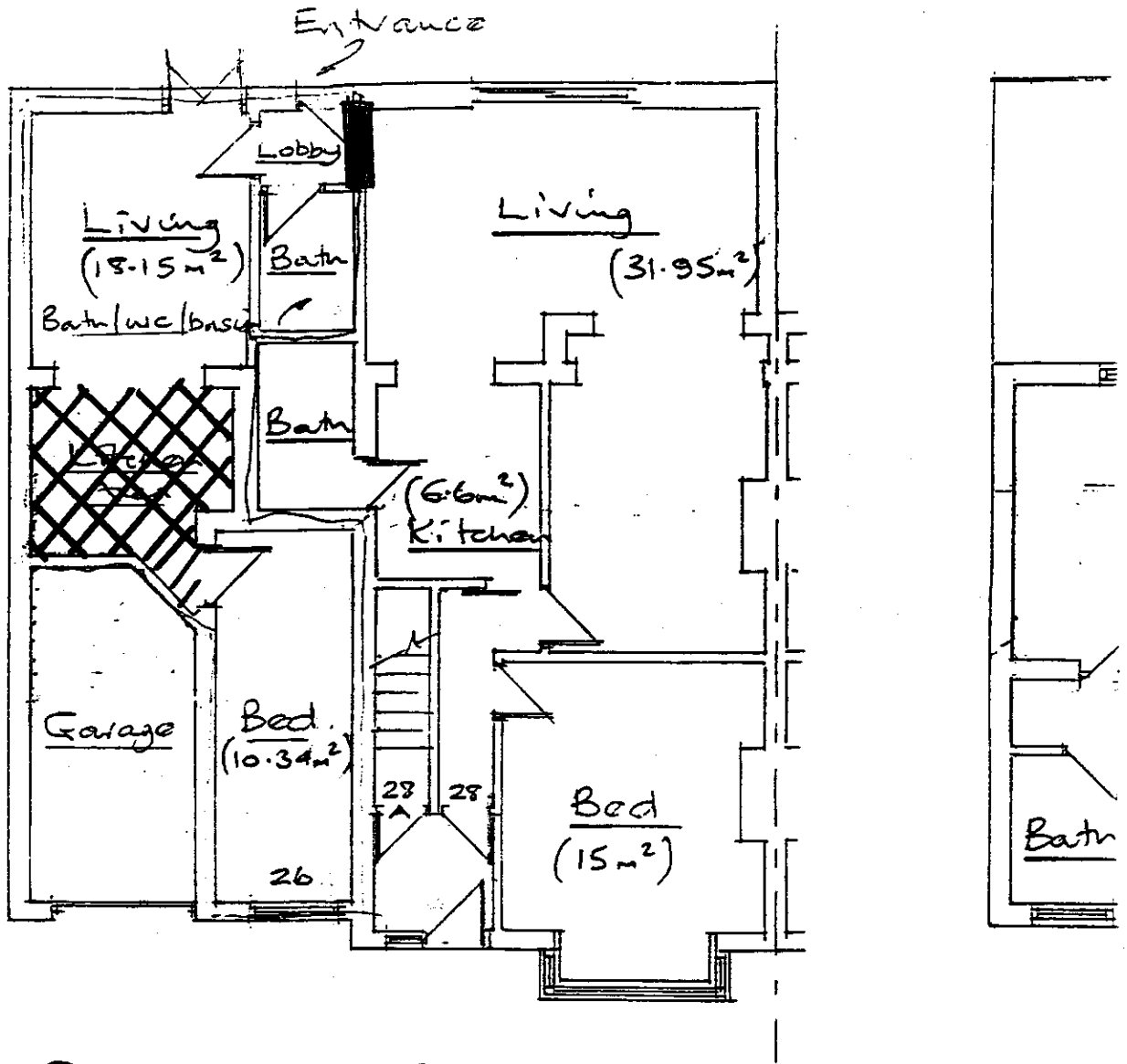
Julie Belvir, Head of Legal Services

London Borough of Merton
Legal Services Ref: JRP
Merton Civic Centre
London Road
Morden
Surrey
SM4 5DX



26 CHESTNUT ROAD L
Scale 1:100 1:200

Plan No. 1.



PROPOSED G.F. PLAN

PROP

26 CHESTNUT ROAD 1

Scale 1:100 1:20

Plan No 2



LONDON BOROUGH OF MERTON
Environmental Services Department

26-28 Chestnut Road, SW20

PLAN No. 3

Scale = 1: 500

Date Printed: 18/10/01

