

**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 it 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

All that land and premises known as Oak Cottage, 162 Copse Hill London SW20 and shown edged black on the attached plan ["the Plan"].

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

1. Without planning permission, a building operation namely, erection of a boundary wall in excess of 1 metre above ground level adjacent to the highway along Copse Hill frontage the approximate position of which is shown by a blue line on the Plan;
2. Without planning permission, a building operation namely, the erection of a brick bridge arch in excess of 1 metre above ground level adjacent to the highway at the junction of Barham Road and Copse Hill the approximate position of which is shown by an orange line on the Plan;

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breach of planning control has occurred in the last 4 years.
2. On 17<sup>th</sup> October 2002, the Council refused Planning Permission for the retention of the unauthorised wall and bridge arch because of the intrusive nature of the development and the demonstrable harm both cause to the character and appearance of the surrounding area;
3. The unauthorised building operations are contrary to Policy EB23 of the Adopted Unitary Development Plan (April 1996) and Policy BE23 of the Second deposit Draft Unitary Plan (October 2000).

5. WHAT YOU ARE REQUIRED TO DO

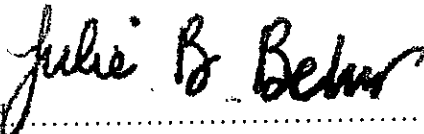
- (1) Either demolish the unauthorised wall or reduce the wall to a height not exceeding 1 metre above ground level;
- (2) Either demolish the unauthorised bridge arch or reduce the bridge arch to a height not exceeding 1 metre above ground level;
- (3) Remove from the Land all materials and debris resulting from the demolition and/or reduction of the wall and bridge arch.

**Time for compliance:** 60 days after this Notice takes effect

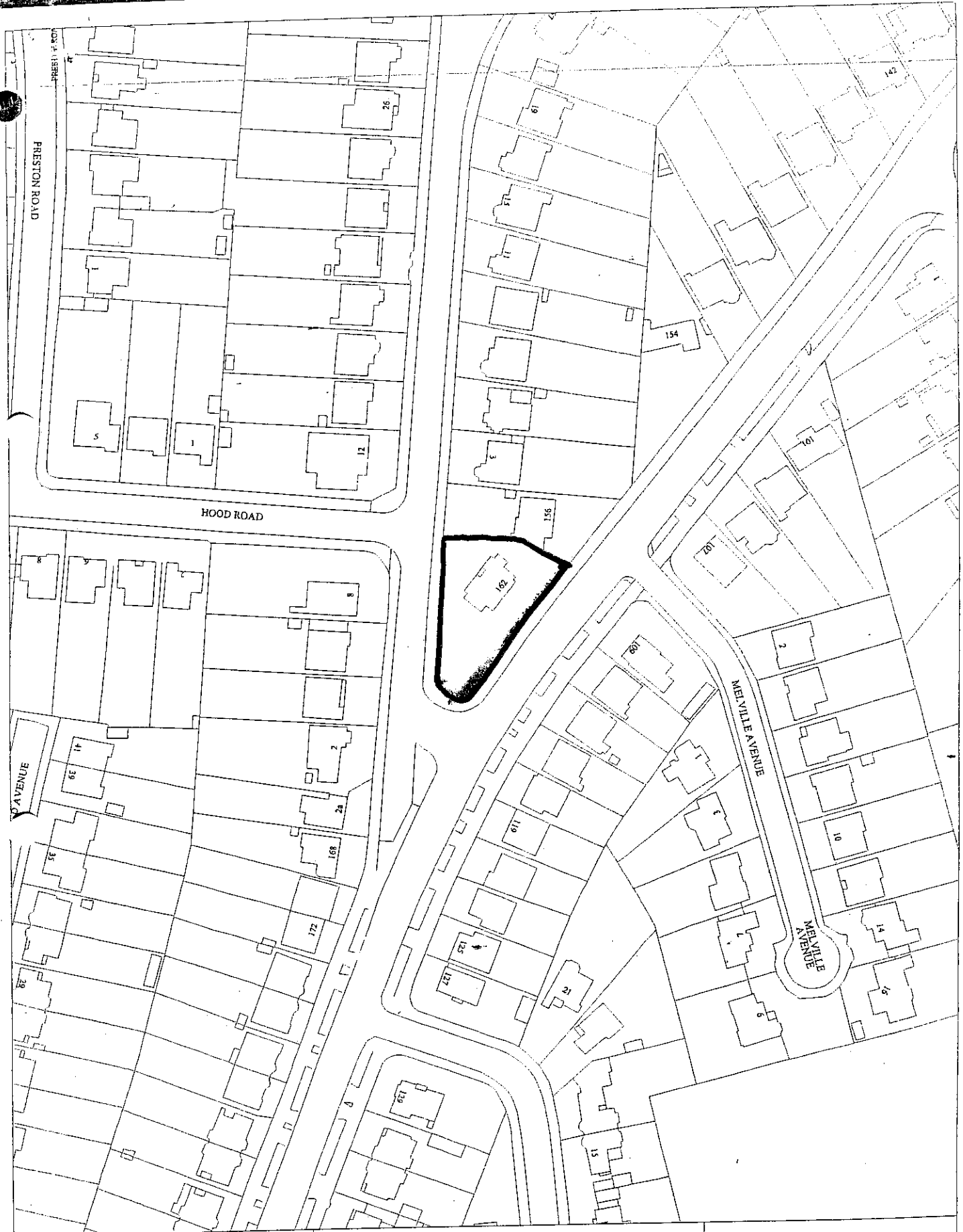
6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on the **12<sup>th</sup> May 2003** unless an appeal is made against it beforehand.

**Dated the 24<sup>th</sup> March 2003**

Signed   
.....  
Julie Belvir, Head of Legal Services

London Borough of Merton  
Legal Services Ref: SB/2002p1034  
Merton Civic Centre  
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LONDON BOROUGH OF MERTON  
Environmental Services Department

162 Copse Hill

