

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 105 Dora Road, Wimbledon Park, London SW19 7JT in the London Borough of Merton shown edged red on the attached plan ('the Land').

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

Without planning permission the construction of a brick built electricity meter box housing in the front garden of 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 construction of the brick built electricity meter box housing is contrary to the following policies of the London Borough of Merton Unitary Development Plan (2003):

HS.1: Housing Layout and Amenity

BE.15: New Buildings and Extensions; Daylight, Sunlight, Privacy, Visual Intrusion and Noise

BE.16: Urban Design

BE.18: Gardens

BE.22: Design of New Development

BE.23: Alterations and Extensions to Buildings

Copies of the above policies are attached.

- (c) Due to its close proximity to the main building on the Land, overall size, bulk and height, the electricity meter box housing structure causes an unacceptable loss of amenity to the adjoining and adjacent properties.
- (d) The unauthorised structure is an unnecessary, unsightly and incongruous feature that is out of character with and detrimental to the street scene.

- (e) The unauthorised structure has been constructed and located without due consideration being given to more appropriate and available locations, such as within the communal entrance of the main building or front porch of the main building on the Land.

5. WHAT YOU ARE REQUIRED TO DO

- (a) Remove the brick electricity meter box housing from the Land
- (b) Remove from the Land all materials and debris resulting from compliance with (a) above.

Time for Compliance: within one month from the date this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 9 August 2004 unless an appeal is made against it beforehand.

~~200~~

Dated: 28 June 2004

Signed..... [Signature]
Head of Civic and Legal Services (A)

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: CR/LEGAL/RO/2004P113)

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 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 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

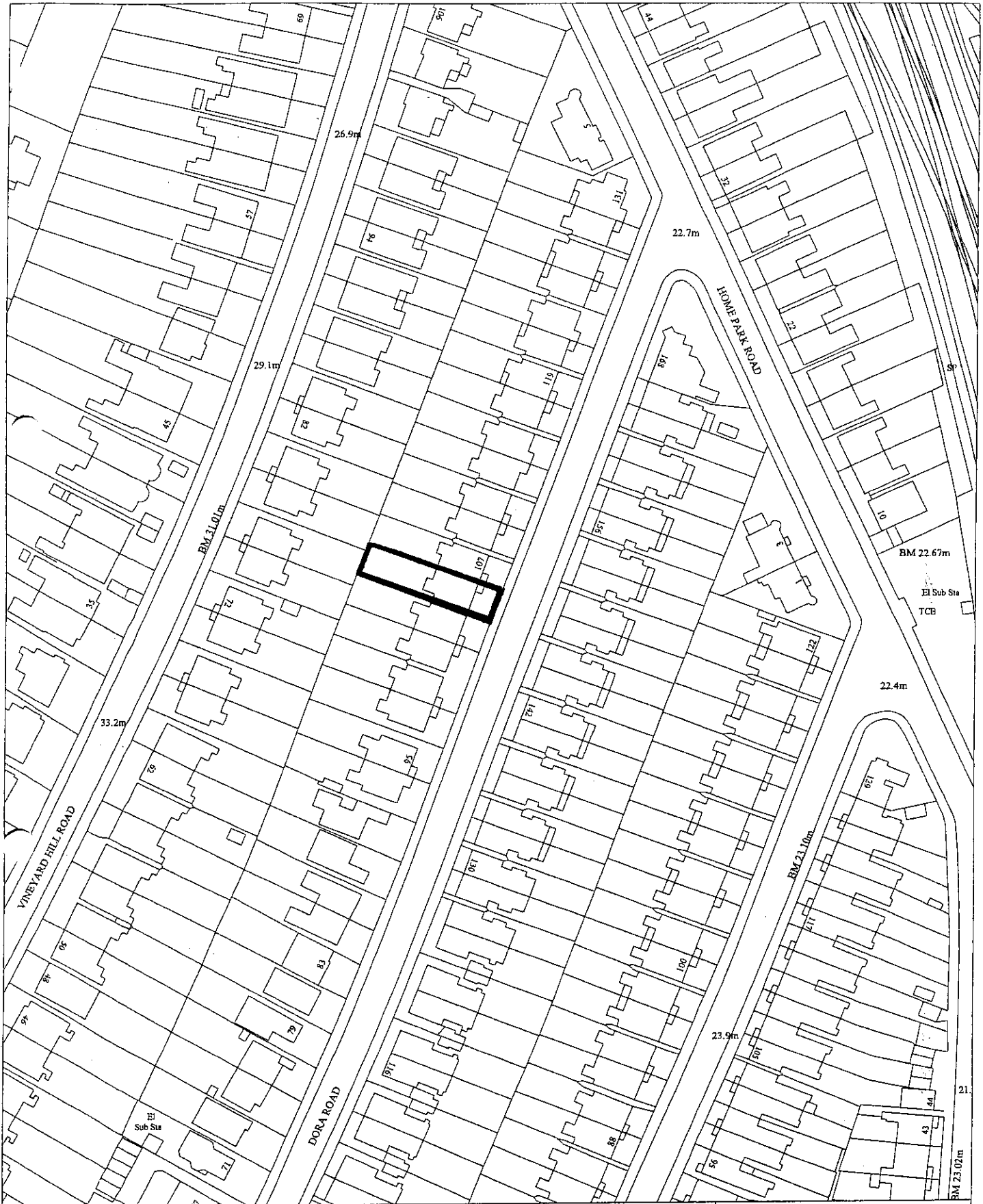
If your ground of appeal is, or includes ground (a) that planning permission should be granted, you must include with your appeal a fee, which is double that payable for a normal planning application. The total fee payable is **£220.00**.

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

You should therefore include:

One cheque for **£110.00** payable to The Office of the Deputy Prime Minister

One cheque for **£110.00** payable to the London Borough of Merton



LONDON BOROUGH OF MERTON
 Environmental Services Department

105 Dora Road

Scale = 1: 1250

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