

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED BY THE
PLANNING AND COMPENSATION ACT 1991)

OPERATIONAL DEVELOPMENT

ENFORCEMENT NOTICE

ISSUED BY: THE LONDON BOROUGH OF MERTON ('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 above Act, at the land described below. They consider 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 AFFECTED**

The land and property known as 1 Dovedale Rise, Mitcham CR4 3JN as shown edged red on the Plan 1 attached ("the Land")

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

Without planning permission the erection of four outbuildings in the rear garden of the Land ("the Outbuildings")

4. **REASONS FOR ISSUING THIS NOTICE**

- (i) The Outbuildings have not existed for more than four years.
- (ii) The Outbuildings, by reason of their number and size, and materials are visually prominent, incongruous and unsympathetic, out of character and unduly intrusive, resulting in overdevelopment, a loss of light and outlook to the detriment of the amenities of the occupiers of the adjoining dwellings, contrary to SPG policy DM D2 Design of Sites and Policies Plan 2014 and policy CS 14 of Merton Core Strategy (2011).

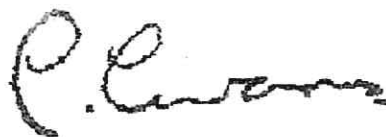
5. **WHAT YOU ARE REQUIRED TO DO**

- (i) Demolish and permanently remove the Outbuildings from the Land; and
- (ii) Remove from the Land all debris, materials, waste and other items resulting from compliance with step 5(i) above

6. **TIME FOR COMPLIANCE** - Three calendar months after this notice takes effect.

7. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **25th September 2015**, unless an appeal is made against it beforehand.



Dated: **17th August 2015**

Signed.....

Assistant Director of Corporate Governance South
London Legal Partnership on behalf of the Council
of the London Borough of Merton

Address to which all communication should be sent:-

Paul Evans, Head of Legal Services, South London Legal Partnership, Gifford House, 67c St Helier Avenue, Morden, Surrey, SM4 5DX (Ref: CS/LEG/HB/511-553)

ANNEX

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 notice takes effect. The enclosed Explanatory Note and Information Sheet set out the procedure to be followed if you wish to appeal.

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 **£344** that must be paid by way of a cheque made out 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 resulting in unlimited fines and/or remedial action by the Council.

PERSONS SERVED WITH A COPY OF THIS ENFORCEMENT NOTICE

1. The Occupier, 1 Dovedale Rise, Mitcham CR4 3JN
2. MANUEL PLAZA LORENZO, 76 Gorrings Park Avenue, Mitcham CR4 2DJ
3. MANUEL PLAZA LORENZO, 1 Dovedale Rise, Mitcham CR4 3JN
4. FBN BANK (UK) LIMITED, 28 Finsbury Circus, London EC2M 7DT

If you believe that there is someone else who should be served with a copy of the enforcement notice/s please let that person and the Council know as soon as possible.

NORTHGATE SE GIS Print Template



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