

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 23 Graham Road, Mitcham, and shown edged black on the attached plan.

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

Without planning permission, the erection of a dormer window extension in the rear roofslope.

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.

The design and appearance of the dormer window is over dominant and out of scale with the original house, and is considered harmful to the appearance of the house and surrounding area.

The extension is also contrary to Policy H23 of the Adopted Unitary Development Plan and Policy BE30 of the Second Deposit Draft Unitary Development Plan.

5. WHAT YOU ARE REQUIRED TO DO


- (a) Remove the dormer window in the rear roofslope and make good the roof.
- (b) Remove all materials as a result of (a) above.

Time for compliance: 180 days after the Notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on the 25th October 2002 unless an appeal is made against it beforehand.

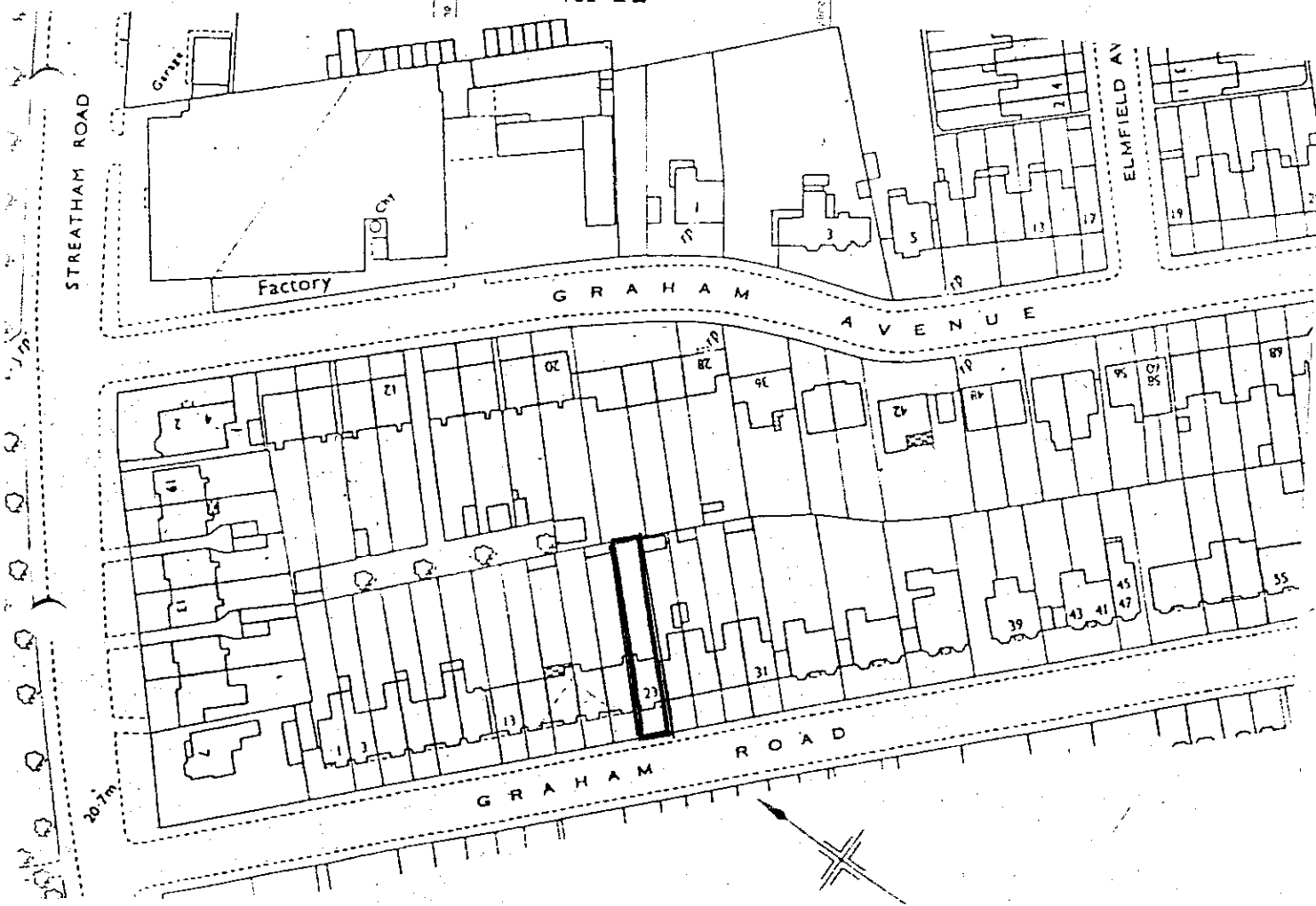
Dated the 26th September 2002

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

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



EXISTING REAR ELEVATION
No. 23



merton Environmental Services
DIVISION

RNR	PP	SM	AS	SD	PDM
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Received

26 OCT 2001

PROPOSED RETENTION OF EXISTING REAR DORMER AT 23 GRAHAM ROAD MITCHAM, SURREY, CR4 2HB

Scale 1:50 1:100
Date 26/10/01
Drg. No. GR1

Check all dimensions before work commences
No encroachment onto adjoining property
All external materials and finishes to match existing property
NM Designs 020 8660 3996