

**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 126 Grove Road, Mitcham, Surrey CR4 1SB** in the London Borough of Merton shown edged red on the attached plan.

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

Without planning permission the erection of a number of buildings in the rear 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 buildings erected in the rear garden of the Land by virtue of their design, bulk and massing are considered to be detrimental to the visual amenities of the Land and streetscape and are harmful to the amenities of the neighbouring properties.
- (c) The erection of the buildings in the rear garden of the Land is contrary to policies BE15, BE16 and BE22 of the Adopted Merton Unitary Development Plan (October 2003). Copies of the above policies are attached.

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

- (a) Demolish all of the unauthorised buildings situated in the rear garden of the Land.
- (b) Remove from the Land all materials and debris resulting from compliance with (a) above.

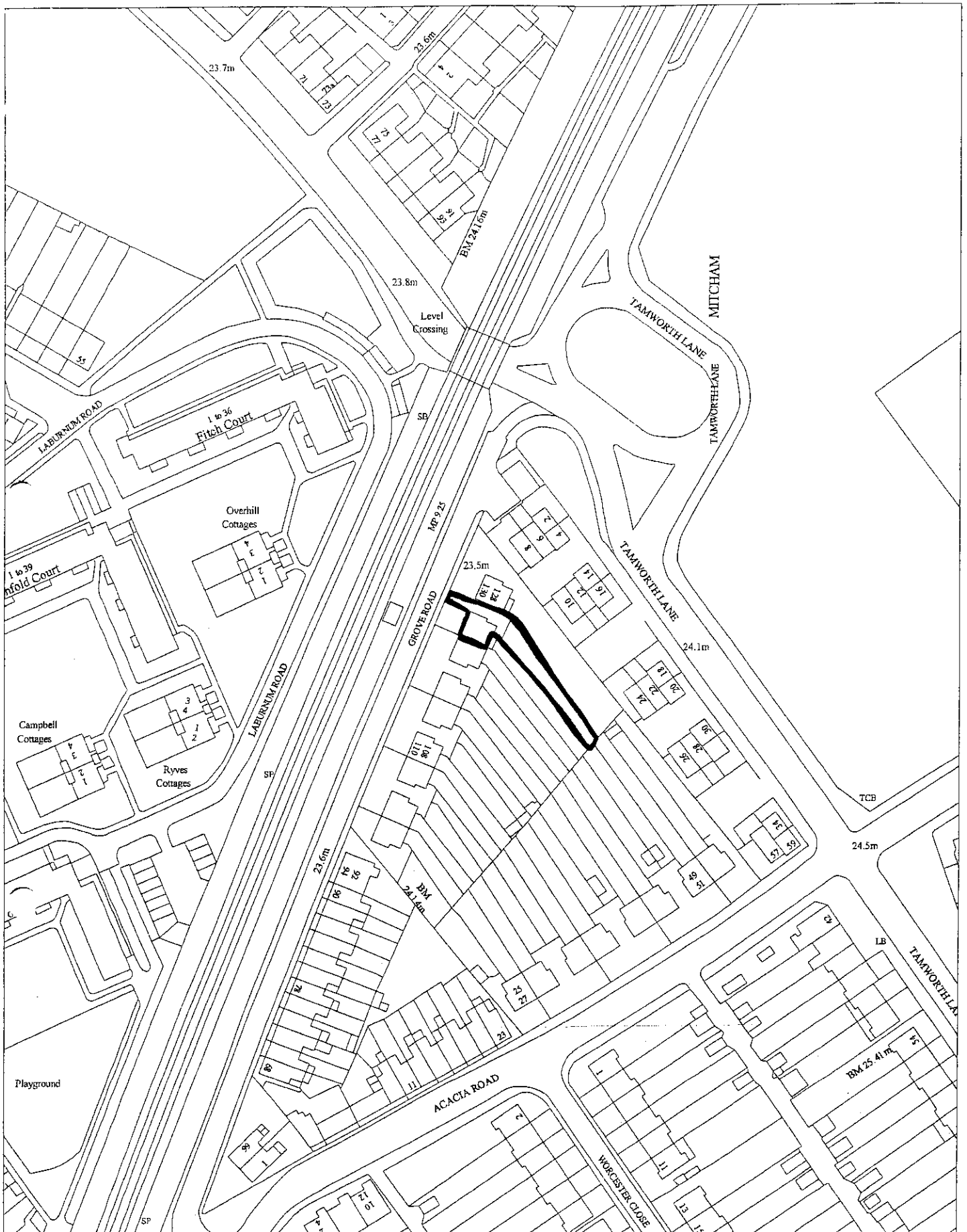
Time for Compliance: Within 3 months from the date this notice takes effect.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on *28 April 2004* unless an appeal is made against it beforehand.

Dated: *17 March 2004* Signed:  .....  
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/2003P778)



LONDON BOROUGH OF MERTON  
 Environmental Services Department

126 Grove Road

Scale = 1: 1250

Date Printed: 24/03/03

