

## 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

The land known as 15 Hartland Way, Morden, Surrey, SM4 5QN 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 rear dormer roof extension with a gable end on the land.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred in the last 4 years.

The rear dormer roof extension with a gable end is considered harmful to overall appearance of the dwelling house and contrary to policies EB23 and H23 of the Adopted Unitary Development Plan (April 1996) and policies BE23 and BE30 of the Secondary Deposit Draft Unitary Plan (October 2000). It is also in breach of Supplementary Planning Guidance Notes for Residential Extensions, Alterations and Conversions and there are no planning reasons to over rule the Supplementary Planning Guidance Notes.

5. WHAT YOU ARE REQUIRED TO DO

- (1) Remove the rear dormer roof extension and the gable end and reinstate the roof to the original hipped roof.
- (2) Remove all materials and debris resulting from the removal of (1) from the land.

**Time for compliance:** 4 months after the Notice takes effect

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on the 30<sup>th</sup> May 2003 unless an appeal is made against it beforehand.

Dated the 16<sup>th</sup> April 2003

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

London Borough of Merton  
Legal Services Ref: SB/2002p1211  
Merton Civic Centre  
London Road  
Morden  
Surrey  
SM4 5DX

YOUR RIGHT OF APPEAL

- a) You can appeal against this Notice but any appeal must be received or posted in time to be received by the Secretary of State, that is, the Planning Inspectorate, before the date specified in paragraph 6 above.

The enclosed booklet, "Making your Enforcement Appeal" sets out your rights. You may use the enclosed appeal forms, one is for you to send to the Planning Inspectorate if you decide to appeal. The other is for you to keep as a duplicate for your own records and the last one is to send to the Council. You should also send the Planning Inspectorate the spare copy of this Notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Notice it will take effect on the date specified in paragraph 6 above and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within this period specified in this Notice. Failure to comply with this Notice when it has taken effect can result in prosecution and/or remedial action by the Council.



LONDON BOROUGH OF MERTON

Environmental Services Department

15 hartland Way

Scale = 1: 1250

Date Printed: 24/12/02

