

DUPLICATE COPY

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 No.2

(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 and premises known as 125 High Street Colliers Wood London SW19 2JG [also known as Brown and Root House High Street Colliers Wood] shown edged in red on the attached plan ["the Plan"].
3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission the unauthorised material change of use of the Land from a mixed use for offices and temporary car washing business to a mixed use for offices, temporary car washing business and use for the display of advertisements.
4. REASONS FOR ISSUING THIS NOTICE
 - a) It appears to the Council that the above breach of planning control has occurred in the last 10 years;
 - b) The unauthorised use is contrary to the Town and Country Planning (Control of Advertisement) Regulations 1992 [as amended];
 - c) The use of the Land for the display of advertisements is contrary to policies EB.28 and EB.29 of the adopted Unitary Development Plan [April 1996] and policies BE.43 and BE.44 of the Second Deposit Draft Unitary Development Plan [October 2000 as amended by Proposed Modifications June 2003] and represents

an inappropriate development which is detrimental to the visual amenity of the Land and area surrounding the Land.

- d) The unauthorised display of advertisements by virtue of their size, location and illumination endangers public safety because the advertisements distract drivers of vehicles on the High Street Colliers Wood;
- e) The unauthorised use is not Permitted Development pursuant to The Town and Country Planning (General Permitted Development) Order 1995.

5. WHAT YOU ARE REQUIRED TO DO

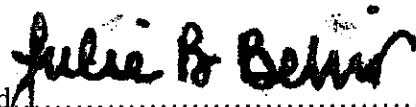
- a) Cease to use the Land for the display of advertisements that do not comply with the Town and Country Planning (Control of Advertisement) Regulations 1992 [as amended];
- b) Demolish/dismantle and remove from the Land all advertisements that do not comply with the Town and Country Planning (Control of Advertisements) Regulations 1992;
- c) Demolish/dismantle and remove from the Land the metal structure [upon which the unauthorised advertisements are displayed] the approximate position of which is shown marked by a black line on the Plan;
- d) Remove from the Land all materials, debris, plant and equipment resulting from the demolition/dismantling and removal of the unauthorised advertisements and metal structure;

Time for compliance: one month after the Notice takes effect

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on the **15th September 2003** unless an appeal is made against it beforehand.

Dated the **4th August 2003**

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

London Borough of Merton
Legal Services Ref: SB/2002p1034
Merton Civic Centre
London Road
Morden
Surrey SM4 5DX



LONDON BOROUGH OF MERTON
 Environmental Services Department

125 High Street SW19

Scale = 1:1250

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