

**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 61 The Quadrant London SW20 8SW** in the London Borough of Merton shown edged red on the attached plan ('the Land').

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

Without planning permission the erection of a single storey rear extension on the Land.

4. **REASONS FOR ISSUING THIS NOTICE**

(a) The above breach of planning control has occurred within the last four years.

(b) The single storey rear extension, by reason of its excessive depth, scale, bulk and massing has an overly dominant impact on the living conditions of the residents of 59 The Quadrant, resulting in significant loss of outlook and a sense of enclosure that is contrary to the requirements of Policy CS 14 of the Adopted Merton Core Strategy (July 2011), Policy DM D3 of the Adopted Merton Sites and Policies Plan (July 2014) and Supplementary Planning Guidance Document (Residential Extensions, Alterations and Conversions' (November 2001).

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

(a) Demolish the rear single storey extension.

(b) Remove from the Land all material and debris resulting from compliance with (a) above.

Time for Compliance: within three (3) months from the date this notice takes effect.

**6. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 6 October 2015  
unless an appeal is made against it beforehand

Dated: 25 August 2015 Signed:   
Assistant Director of Corporate Governance  
South London Legal Partnership

Address to which all communication should be sent:-  
Head of Legal Services, South London Legal Partnership, Gifford House, 67c St Helier  
Avenue, Morden, Surrey SM4 5DX (Ref: CS/LEG/RO/511/552)

**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 **£344.00** that must be paid by way of a cheque made out to '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 and/or remedial action by the Council.

**PERSONS SERVED WITH A COPY OF THIS ENFORCEMENT NOTICE**

- 1. Dermot Joseph Griffin, 61 The Quadrant, London SW20 8SW**
- 2. Pavel Abramson, 61 The Quadrant, London SW20 8SW**
- 3. The Occupier, 61 The Quadrant, London SW20 8SW**

# NORTHGATE SE GIS Print Template



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