

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

ENFORCEMENT NOTICE

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 98 Merton hall Road, Wimbledon Chase, London, SW19 3PZ 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 owner has erected a satellite dish on the front of the dwelling facing the highway within the Quintin Avenue/Richmond Avenue conservation area.

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 unauthorised erection of a satellite dish on the front elevation of the property visible from a highway within the Quintin Avenue/Richmond Avenue Conservation Area fails to respect or complement the design scale, form and materials of existing buildings and fails to respect features contributing to the character of the area contrary to policy BE 1. of the Adopted Merton Unitary Development Plan 2003.

A copy/ of the above policy is attached.

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

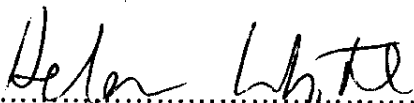
- (a) Remove the unauthorised satellite dish from the front of the building such that it is no longer visible from the highway

Time for Compliance: within 30 days from the date this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 11th July 2009 unless an appeal is made against it beforehand.

Dated: 10 June 2009-

Signed..........
Head of Civic and Legal Services

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: PT ERPP115)

YOUR RIGHT OF APPEAL

You can appeal against this notice by using the Enforcement Notice Appeal forms enclosed with this notice or by submitting an appeal online (www.planningportal.gov.uk/pcs). Please note however that any appeal must be received, or posted in time to be received, by the Planning Inspectorate before the date this notice takes effect. The enclosed booklet "Making Your Enforcement Appeal" sets out your rights and the procedure to be followed. Read it carefully. You should also read sections 171-177 of the Act which are also enclosed. If you decide to appeal, you should send two copies of the enclosed appeal forms and one copy of the enforcement notice, to the Planning Inspectorate. The other appeal form and the other copy of the enforcement notice are for you to keep for your own records.

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 £300 .

Half the fee is payable to the Planning Inspectorate and half to the Council.

You should therefore send:

One cheque for £150 payable to 'DCLG' to the Planning Inspectorate

One cheque for £150 payable to 'London Borough of Merton' to the Council

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. DEBORAH ANN HOWIE of 98 Merton Hall Road , London , SW19 3PZ
2. BANK OF IRELAND PO Box 27 , One Temple Quay , Bristol BS99 7AX
3. COUTTS & COMPANY Loan Securities Centre , 440 Strand , London WC2R 0QS

Land Registry
Official copy of
title plan

Title number **SGL648948**
Ordnance Survey map reference **TQ2469NE**
Scale **1:1250**
Administrative area **Merton**



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This official copy issued on 8 June 2009 shows the state of this title plan on 8 June 2009 at 14:25:26. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Croydon Office.