

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")

- | | |
|---|--|
| 1. Alice Caroline Pickard 366 – 374 London Road Mitcham Surrey | 2. Mr. Hamid Fadai Jap Cars – Import Cars UK 370 London Road Mitcham Surrey CR4 |
| 3. The Owner 366-374 London Road Mitcham Surrey CR4 | 4. The Occupier 366-374 London Road Mitcham Surrey CR4 |

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 them 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 366 - 374 London Road Mitcham Surrey CR4 shown edged red on the attached plan

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

The erection without planning permission of a boundary fence at a height of 2.5 metres.

4. REASONS FOR ISSUING THIS NOTICE

- 1) It appears to the Council that the above breach of planning control has occurred in the last 4 years.
- 2) The land is used as a car showroom. It is situated on the corner of Broadway Gardens and London Road which is adjacent to the Mitcham Cricket Green Conservation Area
- 3) The boundary fence by reason of its size, form and design constitutes a visually intrusive form of development harmful to the visual amenities of the surrounding area contrary to policies BE3, BE16 and BE22 of the Merton Adopted Unitary Development Plan (October 2003). Copies of the above policies are attached
- 4) The design of the fence fails to comply with the above policies because the materials used to construct the fence are unsympathetic to the character of the area for boundary treatments.

5. WHAT YOU ARE REQUIRED TO DO

EITHER

- 1) remove the 2.5 metre fence

OR

- 2) Reduce the height of the fence to 1 metre above ground level
- 3) Remove the fence and all materials resulting from 1) or 2) above from the land .

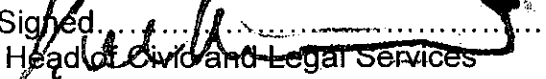
6. TIME FOR COMPLIANCE:

3 months after the Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 10 January 2005 unless an appeal is made against it beforehand.

Dated the 3 December 2004

Signed  Head of Civil and Legal Services

London Borough of Merton
Legal Services Ref: CR/Legal/SLL/2004P115
Merton Civic Centre
London Road
Morden
Surrey
SM4 5DX

