

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 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 Caxton House Lower Green West Mitcham CR4 3AF as shown edged red on Plan 1 attached hereto

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

Without planning permission the alteration of the shop front to the front of the Land as shown outlined in red on Plan 2 attached hereto

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 shop front in its altered state by virtue of the siting of the Land immediately adjacent to the highway and its design and materials results in a prominent form of development unsympathetic to the design and character of the original locally listed building and harmful to the character and appearance of the surrounding conservation area contrary to policies BE.1 BE.11 BE.23 BE.30 and BE.31 of the Merton Council Adopted Unitary Development Plan (2003). Copies of these policies are attached.

5. WHAT YOU ARE REQUIRED TO DO

- 1 Remove the unauthorised alterations to the shop front (the 2 large plate glass windows, the glazed aluminium door, the two illuminated aluminium box signs, the roller shutter and all fixtures and fittings) and reinstate the two vertical glazing bars on each of the two main windows, and a traditional 19th century style wooden door.
- 2 Remove from the Land all materials and debris resulting from the removal of the unauthorised alterations to the shop front

6. TIME FOR COMPLIANCE:

Six (6) months after the Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **16 MAY 2005** unless an appeal is made against it beforehand.

Dated: 11 April 2005

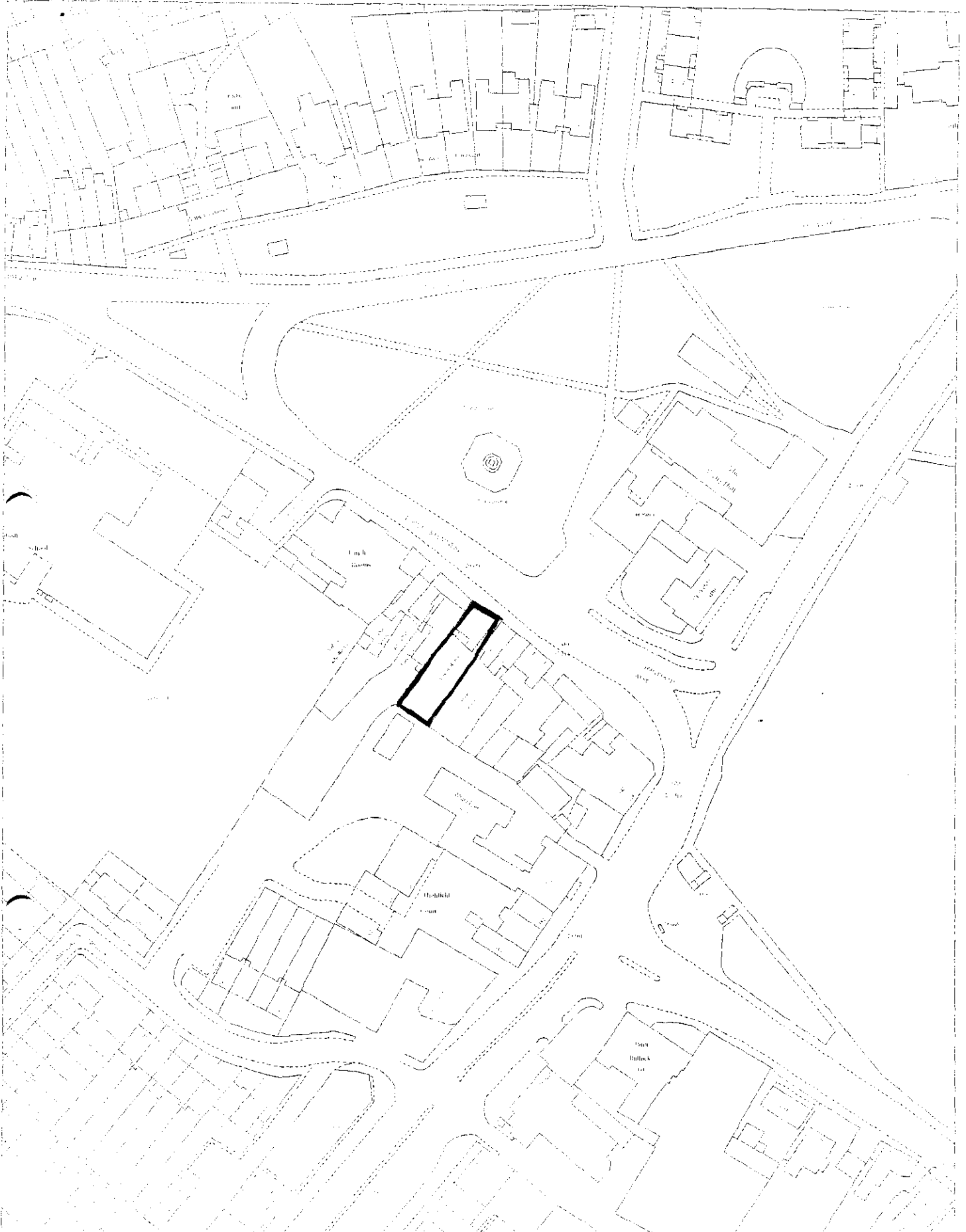
Signed 
Head of Civic and Legal Services

London Borough of Merton
Legal Services Ref: Legal/TAH/2004P661
Merton Civic Centre
London Road
Morden
Surrey
SM4 5DX

YOUR RIGHT OF APPEAL

You can appeal against this notice to the Secretary of State but any appeal must be received or posted in time to be received by the Planning Inspectorate, before **16 May 2005**.

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. 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. You should also send the Planning Inspectorate the spare copy of this Notice, which is enclosed.



LONDON BOROUGH OF MERTON

Environmental Services Department

Lower Green West
Caxton House
Mitcham

Scale = 1:1250

Date Printed: 15/02/05

