

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 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 47 Mount Road Wimbledon Park London SW19 8ES and shown edged black on the attached plan.

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

Without planning permission, a building operation namely the erection of a rear roof extension to the property [hereinafter "the Property"] at 47 Mount Road Wimbledon Park aforesaid.

4. REASONS FOR ISSUING THIS NOTICE

(a) It appears to the Council that the above breach of planning control has occurred in the last 4 years;

(b) The combined roof extension and a [previously constructed] single storey rear extension to the Property exceed the level of development permissible under Class A, Class B and Class C of Schedule 2 Part 1 of the General Permitted Development Order 1995;

(c) The unauthorised rear roof extension is an overdominant, incongruous form of development that is detrimental to the appearance of the Property and harmful to the character of the surrounding area;

(d) The unauthorised rear roof extension is contrary to policies EB23 and H23 of the adopted Unitary Development Plan (April 1996) and policies BE29 and BE30 of the Second Deposit Draft Unitary Development Plan (October 2000)[copies of which are attached to this Notice];

5. WHAT YOU ARE REQUIRED TO DO

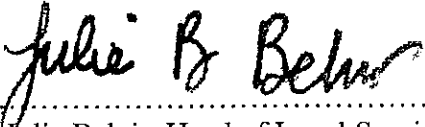
- (a) Demolish and remove from the Land the unauthorised rear roof extension and any resulting debris and materials;

Time for compliance: Six months after this Notice takes effect

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on the 9th May 2003 unless an appeal is made against it beforehand.

Dated the 21st March 2003

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

London Borough of Merton
Legal Services Ref: RJL/2002P1212
Merton Civic Centre
London Road
Morden
Surrey
SM4 5DX

YOUR RIGHT OF APPEAL

You can appeal against this Notice but any appeal must be received or posted in time to be received by the Secretary of State, that is, the Planning Inspectorate, before the date specified in paragraph 6 above.

The enclosed booklet, "Making your Enforcement Appeal" sets out your rights. 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 and the last one is to send to the Council. You should also send the Planning Inspectorate the spare copy of this Notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Notice it will take effect on the date specified in paragraph 6 above and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within this period specified in this Notice. Failure to comply with this Notice when it has taken effect can result in prosecution and/or remedial action by the Council.



LONDON BOROUGH OF MERTON
Environmental Services Department

Civic Centre, London Road, Morden, Surrey, SM4 5DX
 Telephone: 020 8543 2222 Web: www.merton.gov.uk

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