

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 19 New Close, Wimbledon, London SW19 2SX 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 on the Land of a single storey rear extension and a full width rear dormer window extension.

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 single storey ground floor rear extension by virtue of its' design, bulk and siting is considered to be a visually intrusive and dominant form of development harmful to the character and appearance of the un-extended dwelling and harmful to the amenity of neighbours contrary to policies BE.15, BE.22 and BE.23 of the Council's Adopted Unitary Development Plan (October 2003).
- (c) The rear roof dormer window by virtue of its' design, bulk and massing is considered to be visually intrusive and harmful to the character and appearance of the dwelling and the surrounding area contrary to policies BE.22, BE.23 and BE.24 of the Council's Adopted Unitary Development Plan (October 2003).

Copies of the above policies are attached.

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

- (a) Demolish the single storey ground floor rear extension, remove all resulting materials from the Land and return the rear garden to its' condition prior to the erection of the unauthorised development and

- (b) Demolish the rear roof dormer window, remove all resulting materials from the Land and return the rear roof slope to its' condition prior to the erection of the unauthorised development

Time for Compliance: within four months from the date this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 15th March 2006 unless an appeal is made against it beforehand.

Dated: 10th February 2006 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: CE/LE/TH/2005P357)

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 **£270**.

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

You should therefore include:

One cheque for **£135** payable to The Office of the Deputy Prime Minister

One cheque for **£135** payable to the 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

Alignment Girders

Alignment Outlines



LONDON BOROUGH OF MERTON
Environmental Services Department

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

19 New Close
London
SW19

Scale = 1: 1250

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