

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

ENFORCEMENT NOTICE – OPERATIONAL DEVELOPMENT

1. Mr Ivan Demian
12 Westcoombe Avenue
London SW20 ORQ
2. The Secretary
Halifax PLC
Pendeford Business Park
Wobaston Road
Wolverhampton
WV9 5HZ
3. Birmingham Midshires
Cardiff Mortgage Processing
Trinity Court
21 –27 Newport Road
Cardiff CF24 OAA

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 12 Westcoombe Avenue, West Wimbledon, London SW20 in the London Borough of Merton shown edged red on the attached plan.

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission the construction of an extension to a rear roof dormer

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last four years. The unauthorised extension of the rear roof dormer comprises an overly bulky and inappropriate addition to the roofscape, resulting in an incongruous extension to the property, detrimental to the visual amenities of the streetscene and the Westcoombe Avenue Conservation Area contrary to policies BE1, BE23 and BE24 of the Adopted Merton Unitary Development Plan (October 2003)

Copies of the above policies are attached.

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

- (a) remove the unauthorised extension to the rear roof dormer
- (b) reinstate the roofline to its appearance prior to the unauthorised extension
- (c) remove all resulting debris and materials from the land.

Time for Compliance: **3 months** from the date this notice takes effect.

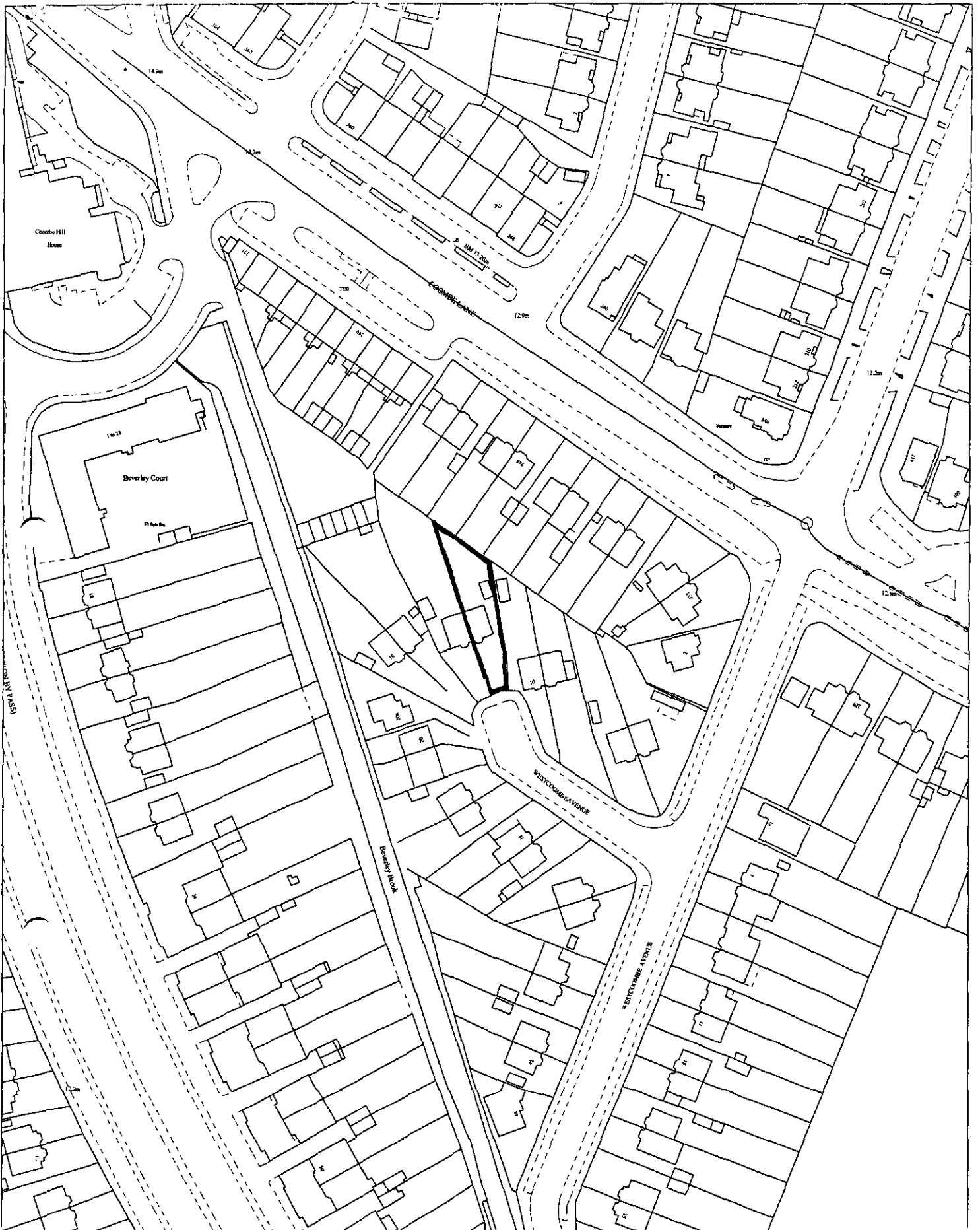
6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **12 December 2005** unless an appeal is made against it beforehand

Dated: **8 November 2005**

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, Civic Centre, London Road,
Morden, Surrey SM4 5DX
(REF: LE/SLL/2005P358)



LONDON BOROUGH OF MERTON
 Environmental Services Department

12 westcombe avenue
west Wimbledon, London
SW20 0RQ

Scale = 1: 1250

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