

**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 40 Westcombe Avenue, Wimbledon, London SW20, and shown edged black on the attached plan.

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

Without planning permission, the erection of a front boundary wall and railings two metres above ground level.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred in the last four years.

The site lies within the Westcombe Avenue Conservation Area whose character has derived from the spacing of the buildings and their front gardens with low boundary treatments. This together with a relatively wide street creates a sense of spaciousness and openness that is enhanced by the generous tree and shrub planting within gardens.

The site in question has enclosed a section of the avenue and together with the design and materials used, constitute an obtrusive feature detrimental to the character and appearance of the conservation area. Metal railings are not a feature of this area, the character of which is predominantly 1930's suburban. Railings of this type reflect a more urban character.

The wall and railings are out of character with existing neighbouring front boundary treatments and fails to preserve or enhance the character or appearance of the Westcombe Avenue Conservation Area.

5. WHAT YOU ARE REQUIRED TO DO

Remove the front boundary wall and railings.

**Time for compliance:** Sixty days after the Notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

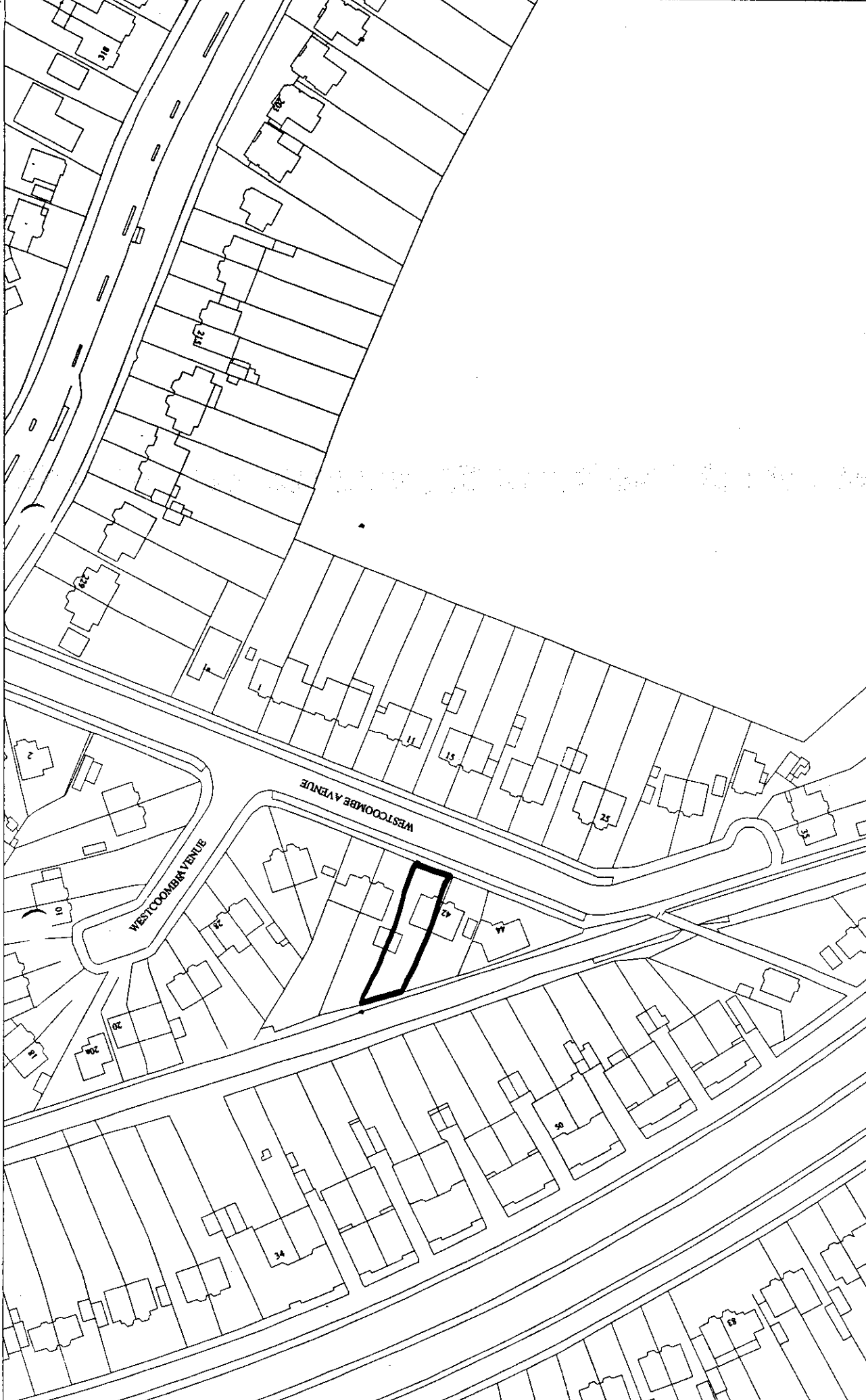
This Notice takes effect on the 22<sup>nd</sup> February 2002 unless an appeal is made against it beforehand.

Dated the 22<sup>nd</sup> January 2002

Signed.....

*Julie B Belvir*  
Julie Belvir, Head of Legal Services

London Borough of Merton  
Legal Services Ref: JRP  
Merton Civic Centre  
London Road  
Morden  
Surrey  
SM4 5DX



40 Westcombe Ave, West Wimbledon

**LONDON BOROUGH OF MERTON**  
**Environmental Services Department**

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