

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 44 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 1.65 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.

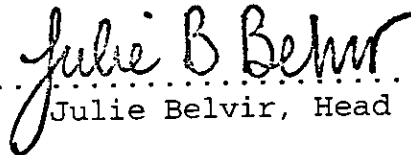
Time for compliance: Ninety days after the Notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

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

Dated the 22nd January 2002

Signed.....



Julie Belvir, Head of Legal Services

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

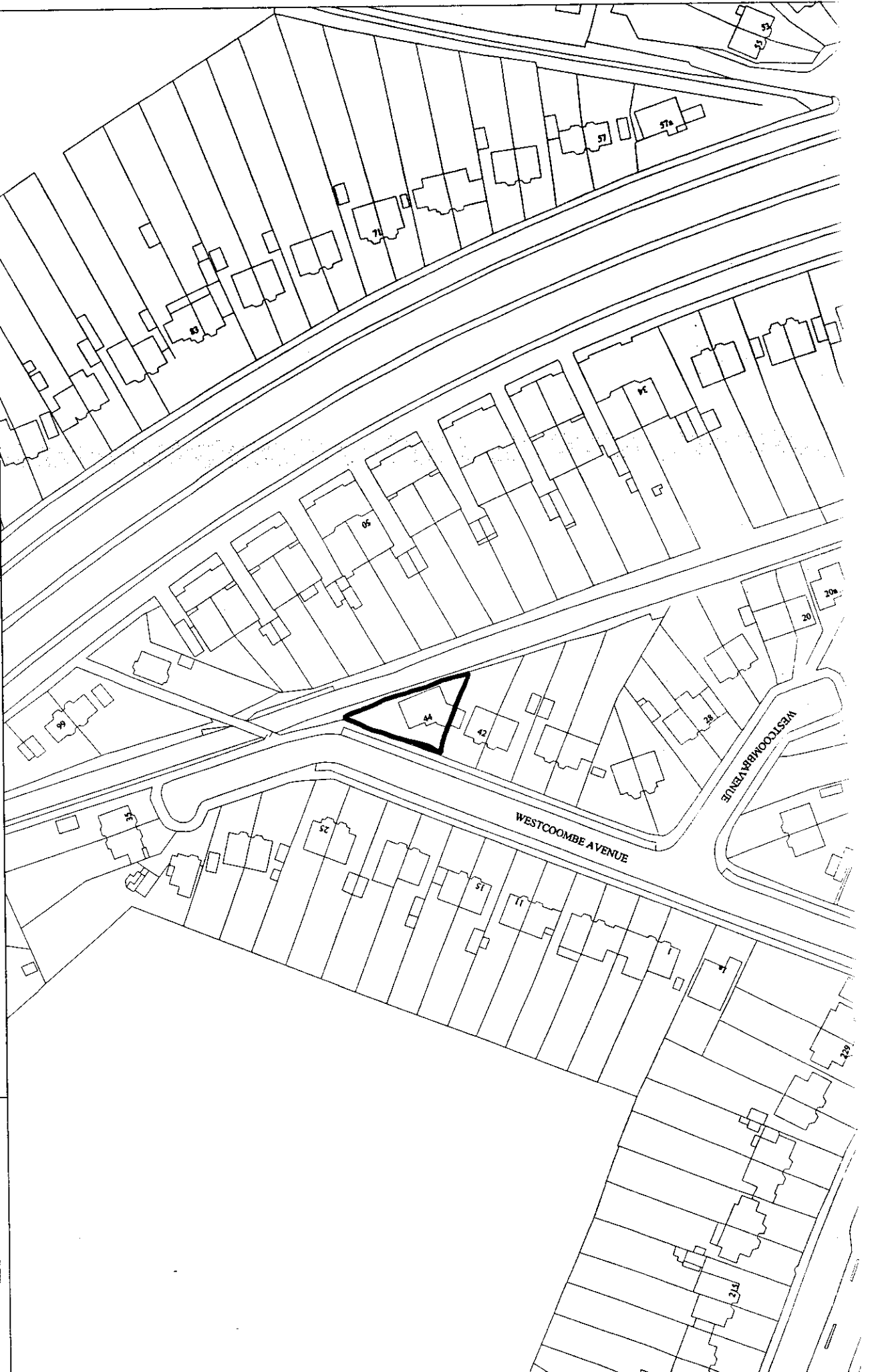
YOUR RIGHT OF APPEAL

- a) You can appeal against this Notice but any appeal must be received or posted in time to be received by the Secretary of State before the date specified in paragraph 6 above.

The enclosed booklet, "Enforcement Appeals - A Guide to Procedures" 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. 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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44 Westcoombe Avenue

Scale = 1 : 1250

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