

IMPORTANT-THIS COMMUNICATION AFFECTS YOUR PROPERTY

**LONDON BOROUGH OF MERTON
TOWN & COUNTRY PLANNING ACT 1990
ENFORCEMENT NOTICE
Operational Development**

ISSUED BY: THE LONDON BOROUGH OF MERTON ('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 above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to all other material planning considerations.

2. **THE LAND AFFECTED**
The land and property known as T. A. Central Autos Garage, 118 Central Road, Morden, SM4 5RL shown edged in a red on the plan attached hereto ("the Property").

3. **THE BREACH OF PLANNING CONTROL ALLEGED**
Without the grant of planning permission, the erection of:
 - a corrugated galvanised iron / steel roof and sides; and
 - a rear covering / structure over the garage yard at the rear of the Property

4. **REASONS FOR ISSUING THIS NOTICE**
 - (i) It appears to the Council that the above breach of planning control has occurred within the last four years.
 - (ii) The corrugated galvanised iron or steel roof covering / structure over the garage yard at the rear of the Property, by reason of its construction and design, fails to comply with Policy CS 14 of the London Borough of Merton Core Strategy (2011) and policies DM D2 and MM D3 (2014) and therefore has a detrimental impact on the amenity of the adjoining area, and the Council's Supplementary Planning Guidance.
 - (iii) The Council do not consider that there are any steps short of those required by this notice which can be taken to remedy the breach of planning control.

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

- (i) Permanently remove the scaffolding and all of the corrugated galvanised iron or steel covering over and enclosing the garage yard at the rear of the property, including the timber framed structure and supporting posts to which it is affixed, along with any associated paraphernalia; and make good any damage caused by its removal.
- (ii) Remove from the Property all materials and resultant debris resulting from compliance with steps 5(i) above

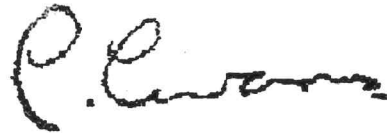
6. TIME FOR COMPLIANCE

Two calendar months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **1st August 2018** unless an appeal is made against it beforehand.

Dated: **25th June 2018**



Signed.. ..

Assistant Director of Corporate
Governance, South London Legal Partnership
on behalf of the Council of the London Borough
of Merton

Address to which all communication should be sent: -

Paul Evans, Head of Legal Services, South London Legal Partnership, Gifford House, 67c St Helier Avenue, Morden, Surrey, SM4 5DX (Ref: CS/LEG/HB/511-868)

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice in writing to the Secretary of State, but any appeal must be received, or posted in time to be received, by the Planning Inspectorate before the notice

takes effect. The enclosed Explanatory Note and Information Sheet set out the procedure to be followed if you wish to appeal.

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 **£344** that must be paid by way of a cheque made out 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 comply with an enforcement notice that has taken effect is a criminal offence and can result in legal proceedings and/or remedial action by the Council.

PERSONS SERVED WITH A COPY OF THIS ENFORCEMENT NOTICE

1. THE OCCUPIER of 118 Central Road, Morden, SM4 5RL
2. THE OCCUPIER of The Garage Yard at the rear of T. A. Central Autos Garage, 118 Central Road, Morden, SM4 5RL
3. PERINPANATHAN SIVAKKOLUNTHU of 118 Central Road, Morden, Surrey SM4 5RL
4. Mano Saiva and Theeban Saiva, Manager of Central Autos Garage, 118 Central Road, London, SM4 5RL
5. LLOYDS BANK PLC of 25 Gresham Street London, EC2V 7HN

If you believe that there is someone else who should be served with a copy of the enforcement notice/s please let that person and the Council know as soon as possible.

