

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 17 Burley Close, Streatham, London, SW16 4QQ shown edged 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 tree house to 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 rear treehouse, by reason of its excessive depth, scale, bulk and massing has an overly dominant impact on the living conditions of the neighbouring properties, resulting in significant loss of outlook, that is contrary to the requirements of Policy CS 14 of the Adopted Merton Core Strategy (July 2011), Policy DM DM2, D3 of the Adopted Merton Sites and Policies Plan (July 2014) and Supplementary Planning Guidance Document (Residential Extensions, Alterations and Conversions' (November 2001
5. **WHAT YOU ARE REQUIRED TO DO**
 - (i) Completely demolish the tree house; and
 - (ii) Remove from the Property all resultant debris resulting from compliance with step 5(i) above

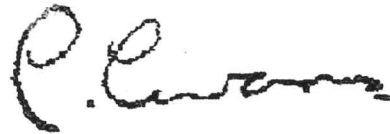
6. **TIME FOR COMPLIANCE**

Two calendar months after this notice takes effect.

7. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **30th September 2018** unless an appeal is made against it beforehand.

Dated: **24th August 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/511-888)

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.

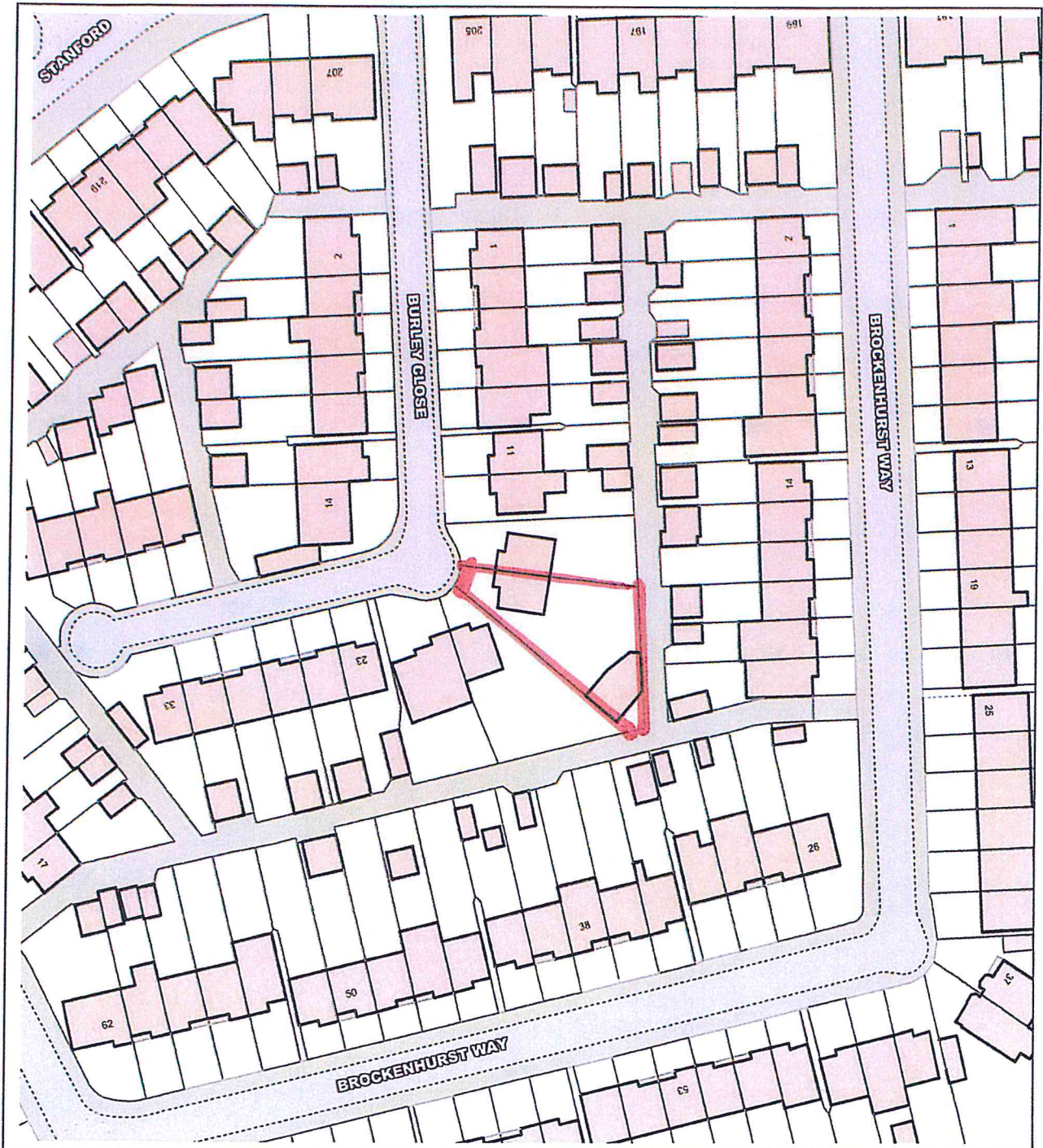
PERSONS SERVED WITH A COPY OF THIS ENFORCEMENT NOTICE

1. OWNER/OCCUPIER of 17 Burley Close, Streatham, London, SW16 4QQ
2. PEDRO FILIPE ANES XAVIER of 17 Burley Close, London SW16 4QQ
3. SONIA MARISA ALMEIDA AFONSO XAVIER of 17 Burley Close, London SW16 4QQ
4. BANK OF SCOTLAND PLC of The Mound, Edinburgh, EH1 1YZ

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.

17 Burley Close.

NORTHGATE SE GIS Print Template



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

