

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

ENFORCEMENT NOTICE – OPERATIONAL DEVELOPMENT

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 **183A Streatham Road, Mitcham, CR4 2AG** in the London Borough of Merton shown edged in a thick black line on the attached plan ('the Land').

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

Without planning permission, the erection of a rear balcony to the existing rear roof dormer on the Land ("the Balcony").

4. **REASONS FOR ISSUING THIS NOTICE**

- (a) It appears to the Council that the above breach of planning control has occurred within the last four years.
- (b) The size, siting and design of the Balcony is readily visible from the public domain, appearing visually intrusive and unsympathetic to the appearance, materials and character of the original building and its wider setting and is harmful to the visual and privacy amenities of neighbouring occupiers and the wider area, contrary to policies 7.4 and 7.6 of the London Plan 2016, policy CS14 of the Merton LDF Core Planning Strategy (2011) and policies DM D2 and DM D3 of the Merton Sites and Policies Plan (2014).
- (c) 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**

- (a) Demolish the Balcony; and
- (b) Restore the Land to that prior to the breach, to fully accord with the 'Proposed Plans and Elevations' of planning permission 16/P0505, dated 23/03/2016 shown attached hereto
- (c) Remove from the Land all materials, rubble used in connection with or resulting from compliance with Steps 5(a) and 5(b) above

Time for Compliance: within 2 months from the date this notice takes effect.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **3rd June 2019** unless an appeal is made against it beforehand.

Dated: **29th April 2019**

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/511-960)

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 **£412** 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.

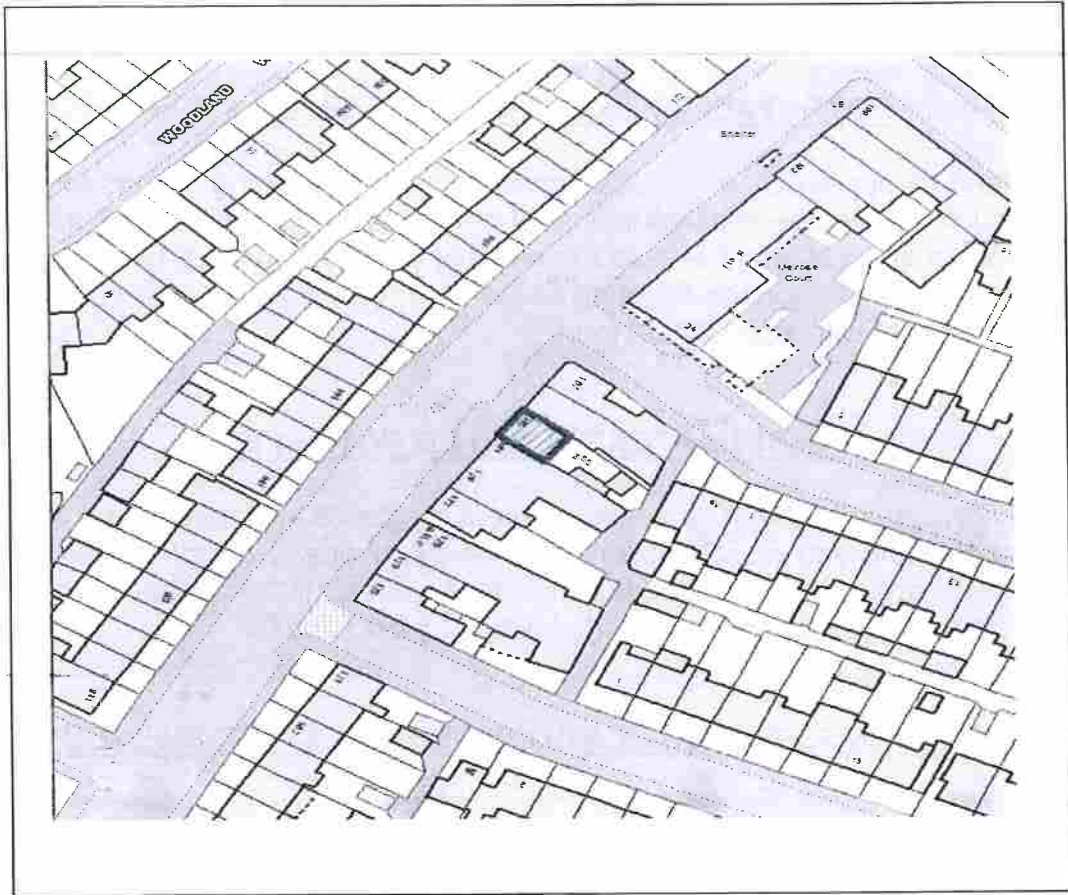
WHAT HAPPENS IF YOU DO NOT APPEAL

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.

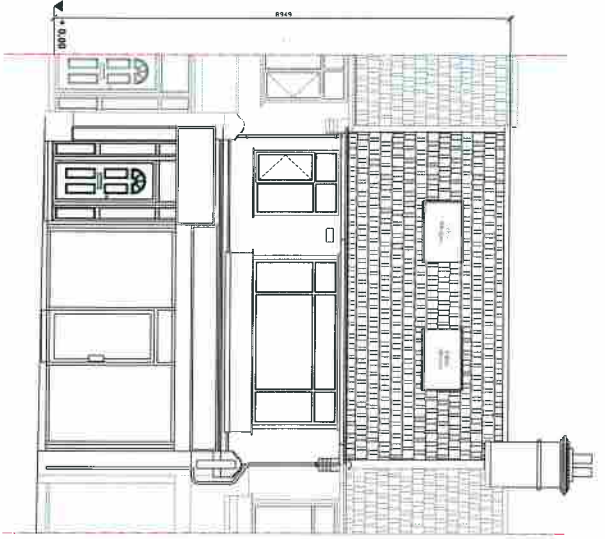
PERSONS SERVED WITH A COPY OF THIS ENFORCEMENT NOTICE

1. THE OWNER / OCCUPIER of 183A Streatham Road, Mitcham, CR4 2AG
2. VASILE ILCIUC of 213a Watford Road, Harrow HA13UA

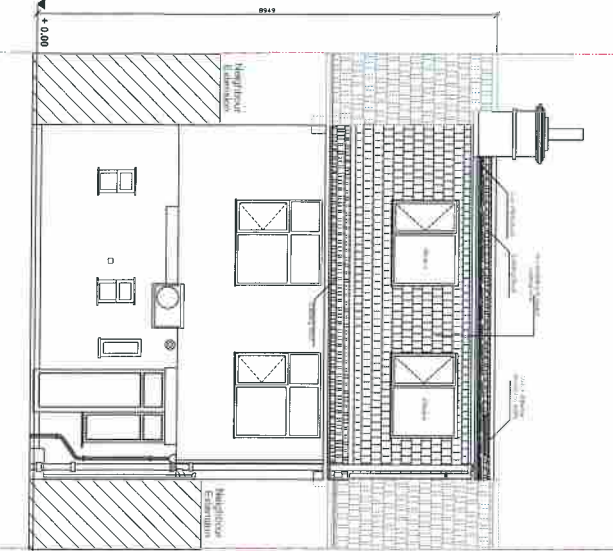
NORTHGATE SE GIS Print Template



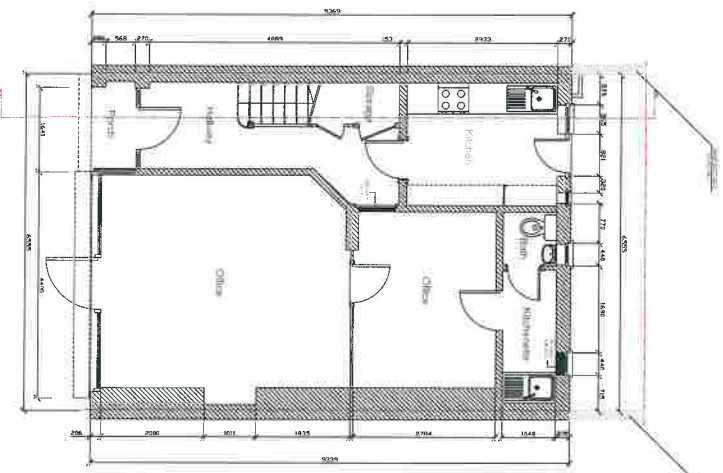
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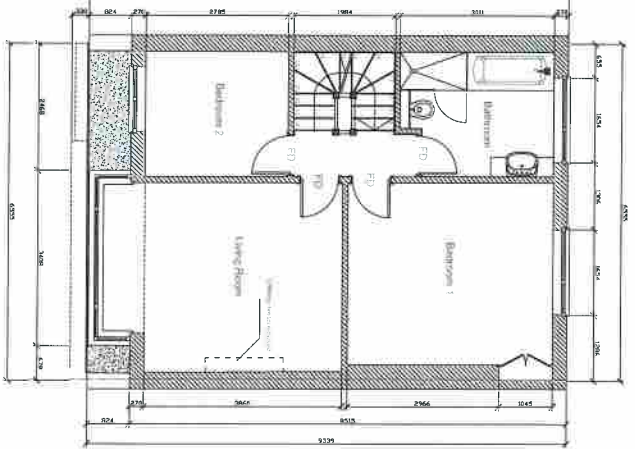
Front Elevation - Proposed



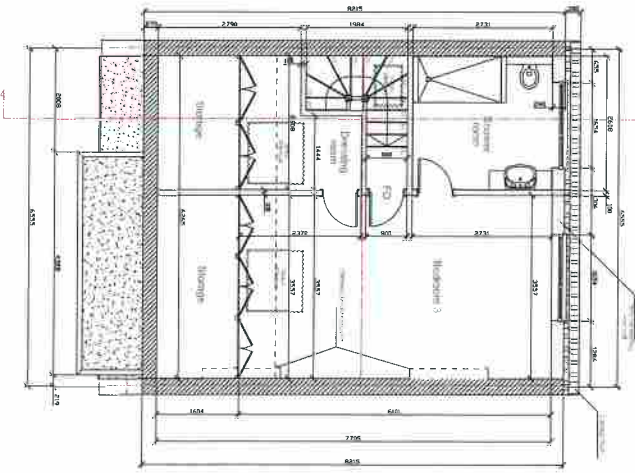
Rear Elevation - Proposed



Ground Floor - Proposed



First Floor - Proposed



Attic - Proposed

-  - Existing
-  - Proposed



SR_02_183 Streamham Road, Mitcham, CR4 2AJ - PROPOSED PLANS AND ELEVATIONS



Address: 183 Streamham Road,
Mitcham, CR4 2AG

Scale 1:100 @ A3

Any antiquities or discrepancies
to be reported to architect
before commencing.

