

**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 at 22 St George's Road, Mitcham, London, CR4 1EB and shown edged in a thick black line on the plan attached hereto ("the Property").
3. **THE BREACH OF PLANNING CONTROL ALLEGED**  
Without the grant of planning permission the unauthorised erection of decking and fencing on 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 decking and the fencing, by reason of its excessive depth, height scale, bulk and massing has an overly dominant impact on the living conditions of the residents of no. 20 and 24 St George's Road, resulting in significant loss of outlook, privacy and a sense of enclosure that is contrary to the requirements of Policy CS 14 of the Adopted Merton Core Strategy (July 2011), Policy DM D3 of the Adopted Merton Sites and Policies Plan (July 2014) and Supplementary Planning Guidance Document (Residential Extensions, Alterations and Conversions' (November 2001).
  - (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) Remove the fencing and decking from the Property; and

(ii) Remove from the Property all surplus materials and debris arising for the compliance with step 5(i) above.

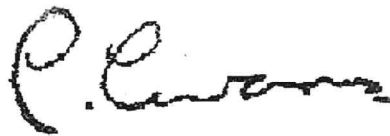
6. **TIME FOR COMPLIANCE**

One calendar month after this notice takes effect.

7. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **14<sup>th</sup> June 2018** unless an appeal is made against it beforehand.

Dated: **7<sup>th</sup> May 2018**



Signed..

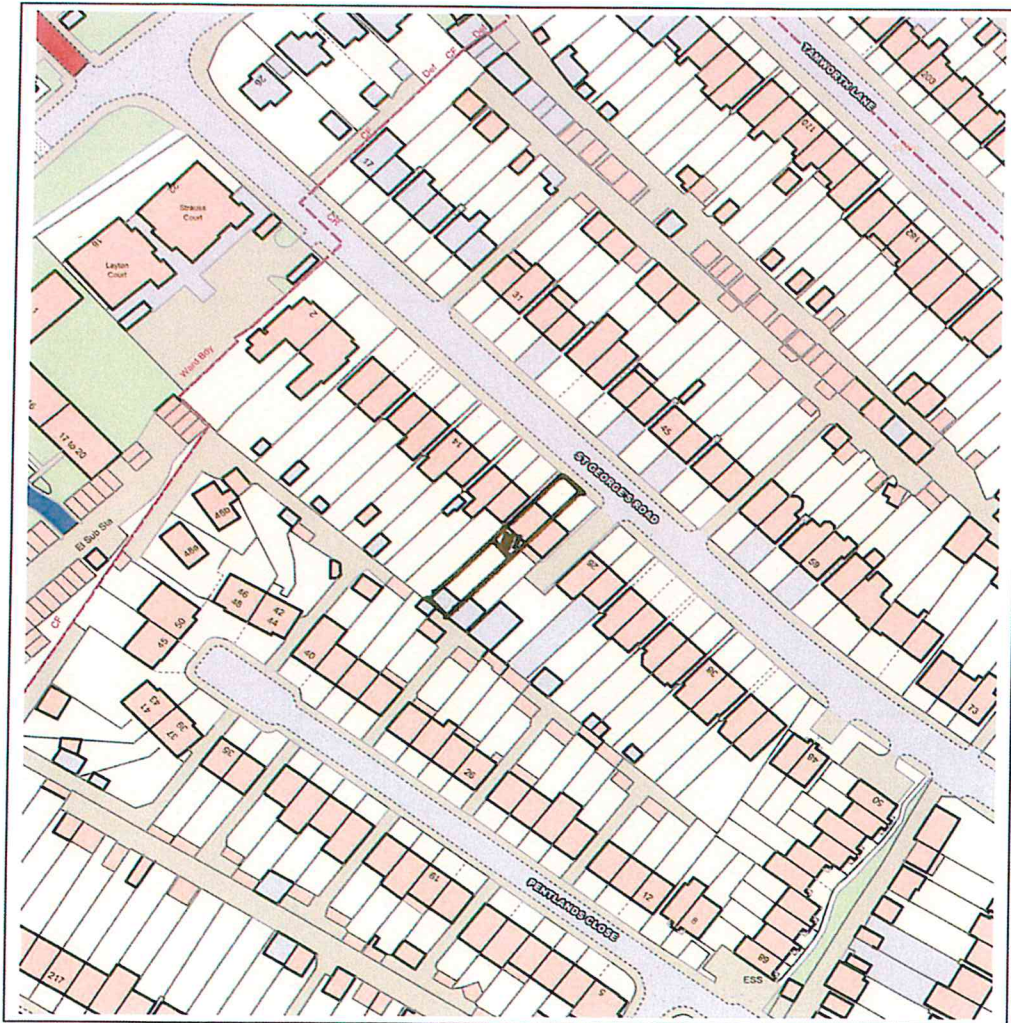
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Assistant Director of Corporate  
Governance, South London Legal Partnership  
on behalf of the Council of the London Borough  
of Merton

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/511-853)

## NORTHGATE SE GIS Print Template



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