

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 227 London Road, Morden, SM4 5PU in the London Borough of Merton shown edged red on the attached plan ('the Land').

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

Without planning permission, the formation of a hardstanding and the parking of vehicles, on the front garden of the Land.

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 hardstanding in question does not benefit from adequate drainage, required under the conditions and limitations of Class F of The Town and Country Planning (General Permitted Development Order) 2015 and is contrary to policies DM F1 & DM F2 of the Site and Policies Plan and policy CS 16 of the Core Planning Strategy.
- (c) The unauthorised hardstanding and use for vehicle parking, by reason of its siting adjacent to a bus stop results in impaired visibility to drivers and their vehicles entering and exiting the site, and for those approaching the site, to the detriment of traffic and pedestrian safety, and has the potential to impede the flow of traffic on this part of the strategic "Red route" road network and is contrary to policy DM.T2 of the Merton Sites and Policies Plan (2014) and policy CS.20 (Parking Service & Delivery) of the Merton Core Planning Strategy (2011).

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

- (a) Cease the use of the front garden for the parking of vehicles.
- (b) Remove the hardstanding.
- (c) Remove all materials resulting from step 5(b) above.

Time for Compliance: within 3 months from the date this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **24th January 2019** unless an appeal is made against it beforehand.

Dated: **20th December 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/511-919)

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 **£468** 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.

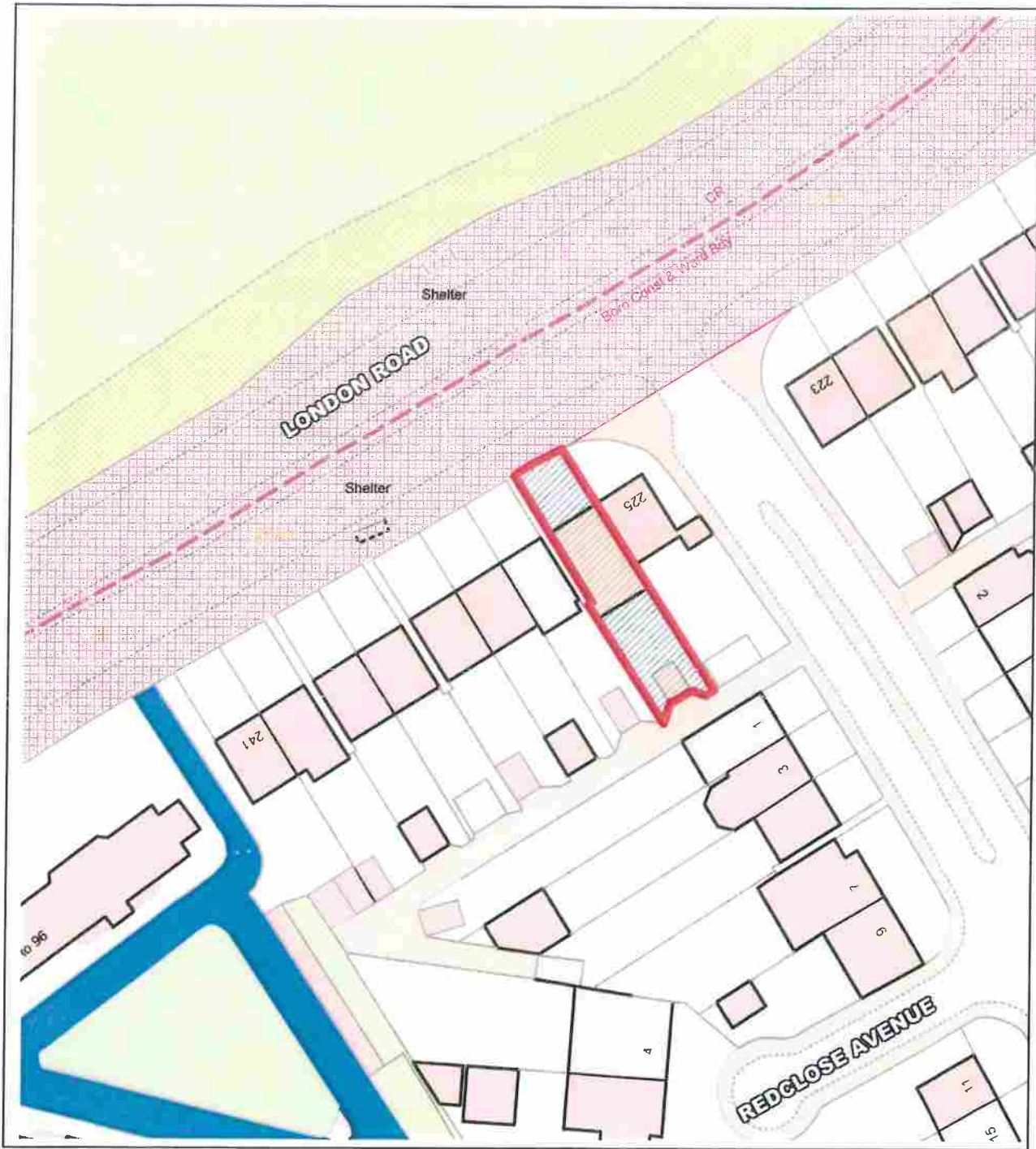
WHAT HAPPENS IF YOU DO NOT APPEAL

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 227 London Road, Morden, SM4 5PU
2. INAM-UL-HAQ QURESHI and AMATUN QURESHI of 227 London Road, Morden, SM4 5PU
3. BANK OF SCOTLAND PLC of The Mound
Edinburgh, EH1 1YZ

NORTHGATE SE GIS Print Template



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