

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990**

**BREACH OF CONDITION NOTICE**

**Enforcement ref:24/E0032**

**TO: Tobias Ackley  
19 Craven Gardens  
London  
SW19 8LU**

**ISSUED BY: THE LONDON BOROUGH OF MERTON ('the Council')**

1. **THIS IS A FORMAL NOTICE** issued by the Council under section 187A of the above Act because it considers that certain conditions imposed on a grant of planning permission relating to the land described below have not been complied with. The Council considers that you should be required to comply or secure compliance with the conditions specified in this notice.

2. **THE LAND AFFECTED**

91 Craven Gardens, Wimbledon, London SW19 8LU shown edged red on the attached plan hereto ('the Land'). The Land is registered with HM Land Registry under title number SGL688656.

3. **THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates is ref 18/P4346 granted on 18 March 2019 for:

Change of use from office (B1) to a single dwellinghouse (C3).

A copy of planning permission ref 18/P4346 is attached.:

4. **THE BREACH OF CONDITION**

The following conditions of planning permission 18/P4346 have not been complied with:

## Condition 2

The development hereby permitted shall be carried out in accordance with approved plans 18/P4346 drawing number 5083 06.

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

As the person responsible for the breach specified in paragraph 4 of this notice, you are required to comply or secure compliance with the stated condition by taking the following steps:

1. Permanently set back the front patio to the line shown on the approved plans ref: 18/P4346 drawing number 5083 06.
2. Provide the refuse and recycling storage and ensure that they are fully implemented and available for use as per approved plans ref:18/P4346 drawing number 5083 06 outlined in blue.
3. Permanently remove all materials associated with compliance with steps 1 and 2 (above) from the Land.

**Time for compliance: within two months (2) months after this notice is served on you.**

### 6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect immediately it is served on you.

Dated: **7th October 2024**

Signed



Managing Director of South London Legal Partnership

Address to which all communication should be sent: -

Managing Director, South London Legal Partnership, Merton Civic Centre, London Road, Mrden SM4 5DX (Ref: JF/LEG/4203/4)

**WARNING: THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE**

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates' Court for which the maximum penalty is £2,500 for a first offence and for any subsequent offence.

If you are in any doubt about what this notice requires you to do, you should contact the Council's Planning Enforcement Officer Luxmi Ghosh on 020 8545 4287.

If you do need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.

