

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR
PROPERTY**

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: LONDON BOROUGH OF WALTHAM FOREST

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control within paragraph (a) of Section 171A (1) 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 other material considerations. The Annex at the end of the Notice and the enclosures to which it refers contain important additional information.

2. **THE LAND TO WHICH THIS NOTICE RELATES**

Land at 6 Rectory Road, Walthamstow, London E17 3BQ shown edged black and hatched red on the attached plan.

3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, the unauthorised conversion of the ground floor into 2 self-contained flats.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last four years. The conversion in question was substantially completed less than four years ago.

The converted unit does not comply with the minimum floor space and room dimensions standards as set out in the Council's adopted conversion policy. The unit therefore results in a poor standard of accommodation for occupiers and is contrary to policies ENV1 and HSG9 of the Unitary Development Plan and Supplementary Planning Guidance.

The conversion results in an over-intensive use of the property and has an adverse affect on the amenities of the present and future occupiers and the neighbouring properties contrary to policies ENV1 and HSG9 of the Unitary Development Plan and Supplementary Planning Guidance.

The Council do not consider that planning permission should be given, because planning conditions could not overcome these objections to the development.

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

- (1) Cease use of the ground floor as 2 self-contained units; and
- (2) Convert the ground floor to a single unit as shown on the approved plans for planning permission 2003/1644.

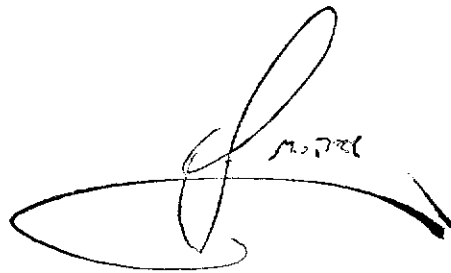
6. **TIME FOR COMPLIANCE:**

6 months after this notice takes effect.

7. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 1st November 2004 unless an appeal is made against it beforehand.

DATED: 6th September 2004



Signed
Head of Legal and Democratic Services
On behalf of
London Borough of Waltham Forest
Town Hall
Forest Road
Walthamstow
London E17

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be **received**, by the Secretary of State **before** the date specified in paragraph 7 of the notice. The enclosed booklet "Making your enforcement appeal" sets out your rights. Read it carefully. You may use the enclosed appeal forms.

- (a) One is for you to send to the Secretary of State if you decide to appeal together with a copy of this Enforcement Notice

(b) The second copy of the Appeal Form and Notice should be sent to the Council.

(c) The third copy is for your own records.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.