

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: THE 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 all 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 THE NOTICE RELATES**

Land at 293 Chingford Road registered at H M Land Registry under title number EGL498866 and 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, change of use of the land from retail shop on the ground floor with ancillary accommodation at rear and first floor to use for the purpose of four self-contained flats and erection of a two story extension.

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 unauthorised two story extension, by virtue of its overall size, bulk and materials, is out of keeping with the local area and detrimental to the street scene. The development is therefore contrary to Policies SP1, SP2, BHE1 and PSC5 of the adopted Waltham Forest Unitary Development Plan (2006) and guidance in the Supplementary Planning Guidance Note 1 (SPGN 1) – Residential Development Design Standards and Supplementary Planning Guidance Note 4 (SPGN4) – House Extensions.

The alterations to the original shopfront represent a poor form of design that does not represent the character of the adjacent properties. The development is therefore detrimental to the street scene and contrary to policies SP1, SP2 and BHE1 of the adopted Waltham Forest Unitary Development Plan (UDP) 2006.

The two-storey extension, by virtue of its overall size and bulk has a detrimental impact on the occupiers of the neighbouring properties, due to loss of outlook and general amenity, and is contrary to policies BHE3 and PSC5 of the adopted Waltham Forest UDP and guidance in SPGN 1 and SPGN 4.

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) The cessation of use as 4 self-contained flats.
- (2) The removal of the two storey extension
- (3) The re-instatement of the shop front
- (4) The removal of all materials from site and reinstatement to a tidy condition

6. TIME FOR COMPLIANCE

Six Months (6) after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 3 December 2006 unless an appeal is made against it beforehand.

DATED: 27 October 2006

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

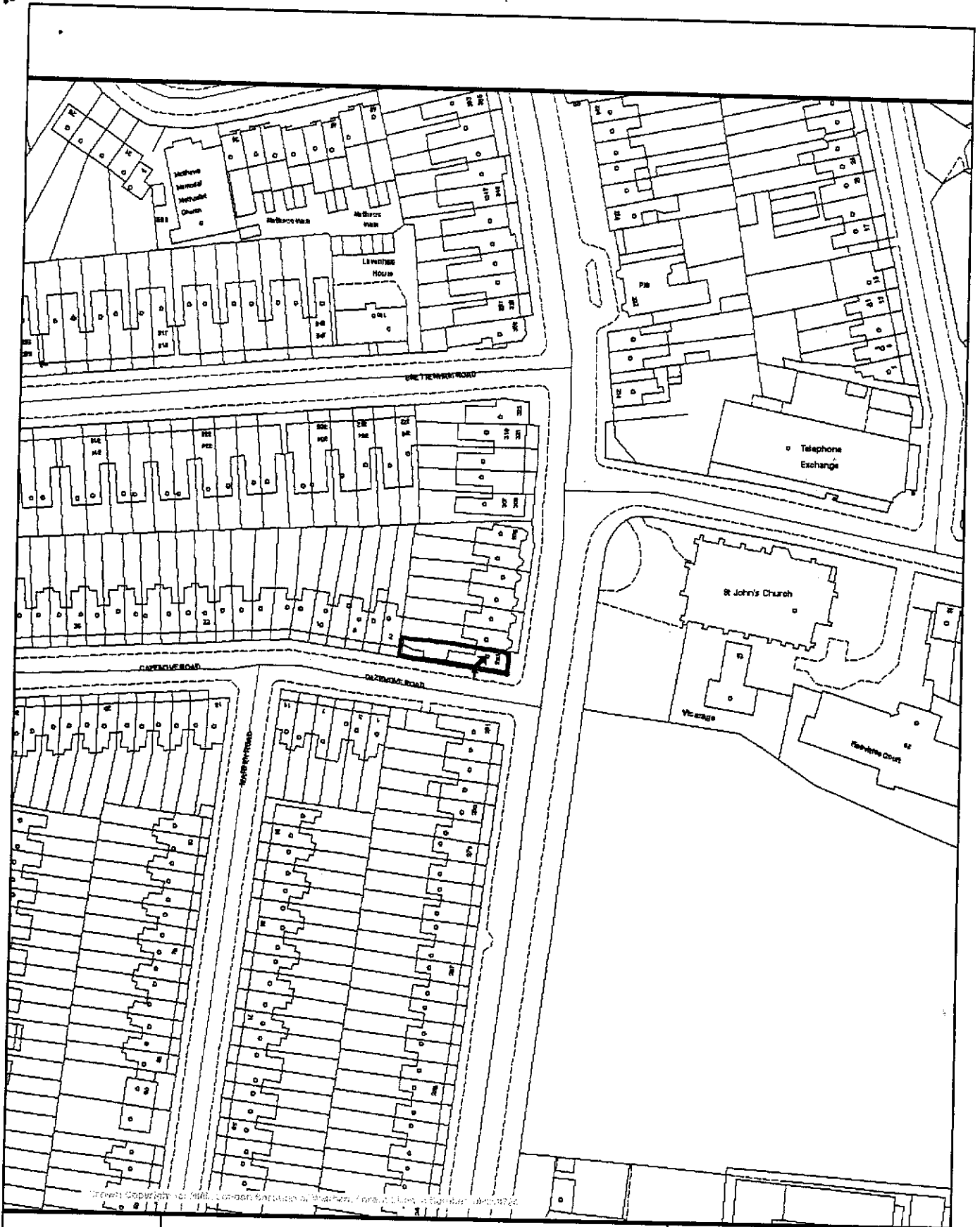
You can appeal against this notice, but any appeal must be received, or posted in time to be **received**, by the Secretary of State **before** the date specified in paragraph 7 of the notice. The enclosed booklet "Making your enforcement appeal" sets out your rights. Read it carefully. You may use the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

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