

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 182 Canterbury Road, London E10 6EH registered at HM Land Registry under title number EGL477173 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 property from single-family dwellinghouse to use for the purpose of two 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 unauthorised use has resulted in a cramped form of development, incorporating inadequate flat and room sizes, and unsatisfactory circulation space, as well as little internal storage space, contrary to policies BHE1 and HSG12 of the adopted Waltham Forest Unitary Development Plan (UDP) 2006 and Supplementary Planning Guidance Note 2 (SPGN2) 1996: Dwelling Conversions.

The conversion has resulted in the loss of a small family dwellinghouse with a gross floor area of less than 105 square metres and therefore contrary to the Councils

dwelling conversion policy. The development is contrary to policy HSG12 of the adopted Waltham Forest UDP and SPNGN2 1996: Dwelling Conversions.

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) Removal of the partition doors on the ground floor separating each flat.
- (2) Removal of the fixtures and fittings of the first floor kitchen.
- (3) Return the use of the property into a single-family dwellinghouse.

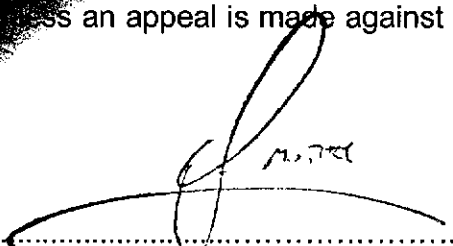
6. TIME FOR COMPLIANCE

Three months (3) after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 18 December 2006  unless an appeal is made against it beforehand.

DATED: 6 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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