

HOUSING AND SUSTAINABLE DEVELOPMENT

Executive Director - Lucy Owen



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**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
TOWN AND COUNTRY PLANNING (FEES FOR APPLICATIONS AND
DEEMED APPLICATIONS) REGULATIONS 1992 AS AMENDED
APPLICATION FOR PERMISSION FOR DEVELOPMENT
ARTICLE 25(11) OF GDPO 1995**

Dear Sir/Madam

Date: **05 April 2024**
Application Number: **24/P0680/INVALID**
Officer Name: **Calum McCulloch**
Location: **343 - 345 Haydons Road, South Wimbledon, London, SW19 8LA**
Proposal: **wrong amount paid. not sure about site details.**

**EXISTING MID-TERRACED SHOPS AND 2 X 3 BEDROOM FLATS TO BE
EXTENDED UPWARD AND REARWARD TO CREATE 8 X 1 BEDROOM FLATS
FOR THE EXISTING FIRST FLOOR AND NEW SECOND FLOOR, 2 x 2
BEDROOM FLATS IN THE SETBACK PITCHED ROOF COVERED WITH SLATES
TILE. THE EXISTING GROUND FLOOR WILL BE ADDED WITH EXTRA BIKE
PARKING AND BINS STORAGE, EXISTING ENTRANCE FOR THE FLATS WILL
BE MODIFIED AND IMPROVED.**

I am writing with reference to your planning application in respect of the above development. As part of the planning application procedure you are required to submit certain details. Unfortunately, your application is currently deficient and can not be registered until the following details have been submitted:

There are significant deficiencies and concerns relating to this application. It is highly recommended to withdraw the application and engage in pre-application advice. It is also recommended to consult a suitable planning agent. Notable concerns include:
Insufficient fee (fee required is £6240) The application includes 10 units (existing units are amended therefore count towards the total) The number of units mean the application is a major development triggering affordable housing contribution, in addition to additional technical documents.
The principle of extending upwards is unlikely to be supported mid-terrace without adjacent buildings being implemented first due to the impact on character and appearance.

Upon receipt of this information your application will be registered and dealt with as soon as possible. If I do not hear from you within 21 days from the date of this letter, your application will be withdrawn. However, if the application is seeking retrospective consent, please bear in mind that the development may be unauthorised and therefore subject to possible enforcement action. Therefore I would urge you to supply the requested information as a matter of urgency. Any additional information submitted should clearly state the application reference number located at the top of this letter.

Validation Dispute



If you disagree with the reasons why your application is invalid, you may serve an Article 12 Notice on the Authority. As set out in Article 12 (2) (i-iii) and Article 34 (6) (c) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, for each particular the authority has requested and is disputed by yourself, your Article 12 Notice must

- Specify why you deem such request unreasonable having regard, in particular, to the nature and scope of the proposed development; and
- Specify why you deem it to be unreasonable to think that such a request will be a material consideration in the determination of the application; and
- Make a formal request for the Authority to waive the requirements.

Please submit your Article 12 Notice via email to planning@merton.gov.uk with our reference number 24/P0680/INVALID and titled 'Article 12 Notice'.

Following receipt of the Article 12 Notice, the Authority will respond by either issuing

- A 'Validation Notice' stating the information is no longer required – and the application will be processed; or
- A 'Non-Validation Notice' stating the information is still required.

If the Authority issues a 'Non-Validation Notice', you may choose to withdraw the application and resubmit with the required information. Or, if the Authority fails to respond to your Article 12 Notice or issues a Non-Validation notice and the statutory time period for determining the application has expired, you can appeal to the Planning Inspectorate against non-determination.

In considered the appeal, the Inspector will consider both the invalidity dispute (where a 'Non-Validation Notice' has been served) and the merits of the application. If the Inspector agrees with the invalidity of the application, the appeal will be dismissed.

If you require any further clarification or assistance please contact the above named officer.

Yours faithfully

Calum McCulloch

Case Officer, Planning Division