

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990**

**ENFORCEMENT NOTICE**

ISSUED BY THE LONDON BOROUGH OF MERTON

1. **THIS IS A FORMAL NOTICE** issued by the Council because it appears that there has been a breach of planning control under Section 171A(1)(a) of the above Act, at the land described below. The Council considers it expedient to issue this notice, having regard to the provisions of the development plan and to other material considerations.

2. **THE LAND AFFECTED**

**Land at 11 Ruskin Way, Merton Abbey, London SW19 2UP** in the London Borough of Merton shown edged red on the attached plan ('the Land').

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission the erection on the Land of a rear ground floor extension, rear roof dormer and side flank staircase (together "the Extensions") and the conversion of the property from a single dwelling house into two self-contained flats.

4. **REASONS FOR ISSUING THIS NOTICE**

- (a) It appears to the Council that the above breach of planning control has occurred within the last four years.
- (b) The Extensions by reason of their unsympathetic design and form and excessive size and bulk are considered to have a harmful effect on the appearance and character of the un-extended house and to have an adverse impact on the Ruskin Way street scene contrary to policies BE.22, BE.23 and BE.24 of the Adopted Merton Unitary Development Plan (October 2003) and;
- (c) The Extensions by reason of their unsympathetic siting, design and form detract from the visual amenity and levels of privacy of neighbouring residents contrary to policy BE.15 of the Adopted Merton Unitary Development Plan (October 2003) and;
- (d) The standard of accommodation in the un-extended house would be unacceptable and contrary to the provisions of the Council's Supplementary Planning Guidance "Residential Extensions, Alterations and Conversions"

Copies of the above policies are attached.

## 5. WHAT YOU ARE REQUIRED TO DO

- (a) Remove the rear roof dormer extension and all materials forming part thereof from the Land and re-instate the roof to its form prior to the erection of the unauthorised extension
- (b) Remove the rear single storey extension and the side flank staircase and all materials forming part thereof from the Land
- (c) Convert the property back to use as a single family dwelling house

Time for Compliance: within three months from the date this notice takes effect.

## 6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 16<sup>th</sup> December 2005 unless an appeal is made against it beforehand.

Dated: 14<sup>th</sup> November 2005

Signed   
Head of Civic and Legal Services

Address to which all communication should be sent:-  
Head of Civic and Legal Services, London Borough of Merton, Merton Civic Centre,  
London Road, Morden, Surrey SM4 5DX (Ref: CE/LE/TH/2005P260)

## YOUR RIGHT OF APPEAL

You can appeal against this notice by using the Enforcement Notice Appeal forms enclosed with this notice or by submitting an appeal online ([www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)). Please note however that any appeal must be received, or posted in time to be received, by the Planning Inspectorate before the date this notice takes effect. The enclosed booklet "Making Your Enforcement Appeal" sets out your rights and the procedure to be followed. Read it carefully. You should also read sections 171-177 of the Act which are also enclosed. If you decide to appeal, you should send two copies of the enclosed appeal forms and one copy of the enforcement notice, to the Planning Inspectorate. The other appeal form and the other copy of the enforcement notice are for you to keep for your own records.

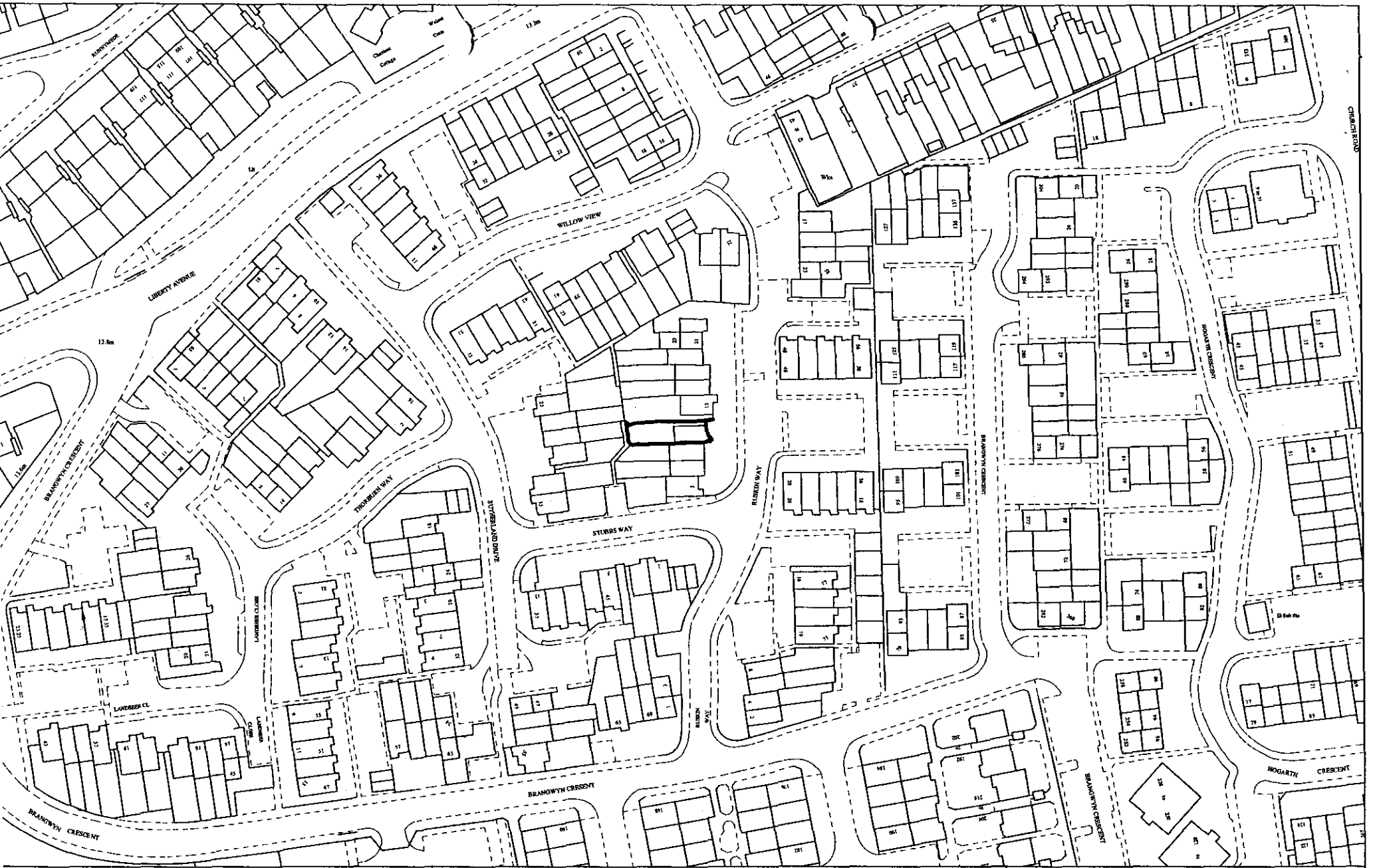
## FEE PAYABLE FOR THE DEEMED APPLICATION

If your ground of appeal is, or includes ground (a) that planning permission should be granted, you must include with your appeal a fee, which is double that payable for a normal planning application. The total fee payable is **£270**.

Half the fee is payable to the Planning Inspectorate and half to the Council.

You should therefore include:

One cheque for **£135** payable to The Office of the Deputy Prime Minister



**LONDON BOROUGH OF MERTON**  
 Environmental Services Department

**11 Ruskin Way  
 Colliers Wood, London  
 SW19 2UP**

Scale = 1: 1250

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