

Council reference: EN23/0007

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 CAMDEN

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to them that there has been a breach of planning control, under Section 171 A (1) (a) 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 planning considerations. The Explanatory Note 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: Flats 13a and 13b, 19 Lancaster Grove, London, NW3 4EX as shown outlined in black on the attached plan ("the Property").

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

Without planning permission: the subdivision of a rear ground floor studio flat (Flat 12) to create two studio flats with mezzanine floors (Flats 13a and 13b).

4. **REASONS FOR ISSUING THIS NOTICE:**

- a) The development has occurred within the last 4 years.
- b) The unauthorised flats provide a substandard quality of accommodation by reason of their significantly small size, reduced head height above and below mezzanine level, and cramped layouts to the detriment of residential amenity. The development is therefore contrary to policy H6 (Housing choice and mix) and H7 (Large and Small Homes) of the Camden Local Plan 2017.
- c) In absence of a s106 legal agreement to secure the development as car free, the development contributes unacceptably to parking stress and congestion in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking), A1

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(Managing the impact of development) and DM1 (Delivery and monitoring) of the Camden Local Plan (2017).

5. WHAT YOU ARE REQUIRED TO DO

Within a period of **SIX (6) months** of the Notice taking effect:

1. Cease the use of the 2x rear ground floor studio flats with mezzanine floors known as 13a and 13b as residential units;
2. Remove the partition wall which facilitates the use as two residential units;
3. Remove the mezzanine level;
4. Remove one kitchen;
5. Reinstate one residential unit as per the approved drawings for 2015/0268/P attached at appendix A;
6. Make good on any damage caused as a result of the works and remove any resulting debris from the site.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **16 September 2023** unless an appeal is made against it beforehand.



DATED: 04 August 2023 Signed:

**Chief Planning Officer, Supporting Communities on behalf of the
London Borough of Camden, Town Hall, Judd Street, London WC1H 8JE**

Explanatory Note Pursuant to Regulation 5 of the Town and Country (Enforcement Notices and Appeals) (England) Regulations 2002

An appeal may be brought on any of the following grounds—

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- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;
- (b) that those matters have not occurred;
- (c) that those matters (if they occurred) do not constitute a breach of planning control;
- (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
- (e) that copies of the enforcement notice were not served as required by section 172;
- (f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
- (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all these grounds may be relevant to you.

If you appeal against the notice on Ground (a) "That planning permission should be granted for what is alleged in the enforcement notice, or that the condition which is alleged not to have been complied with should be discharged" there is a fee payable under Regulation 10 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012/No.2920 for the deemed application for the planning permission for the development alleged to be in breach of planning control in the enforcement notice.

The fee is payable twice to the "London Borough of Camden", as the Local Planning Authority.

If you wish to appeal under Ground (a), the fee payable to the "London Borough of Camden" should be submitted at the same time as the appeal form is submitted. The fee is payable:

By credit/debit card by phone: call 020 7974 4444 or by BACS transfer to:

London Borough of Camden NatWest Account.

Sort code: 50-30-03

Account number: 24299480

You must use the Council's reference EN23/0007.

The fee is £412.00

The TOTAL FEE payable is £412.00 (i.e. £206.00 x 2)

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STATEMENT ON GROUNDS OF APPEAL

You must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends him a notice so requiring, a statement in writing specifying the grounds on which you are appealing against the Enforcement Notice and stating briefly the facts on which you propose to rely in support of each of those grounds.

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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 Planning Inspectorate acting on behalf of the Secretary of State **before** the date specified in paragraph 6 of the notice.

The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal

link to <http://www.planningportal.gov.uk/uploads/pins/eninfosheet.pdf>

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on **16 September 2023**, and you must then ensure that the required steps for complying with it, for which you may held responsible, are taken within the period specified in the notice. Failure to comply with an enforcement notice, which has taken effect, can result in prosecution and/or remedial action by the Council.

The information contained within this notice is a summary of sections 171A, 171B and 172-177 of the Town and Country Planning Act, 1990.

For the full sections of the act please see:

<http://www.legislation.gov.uk/ukpga/1990/8/part/VII>

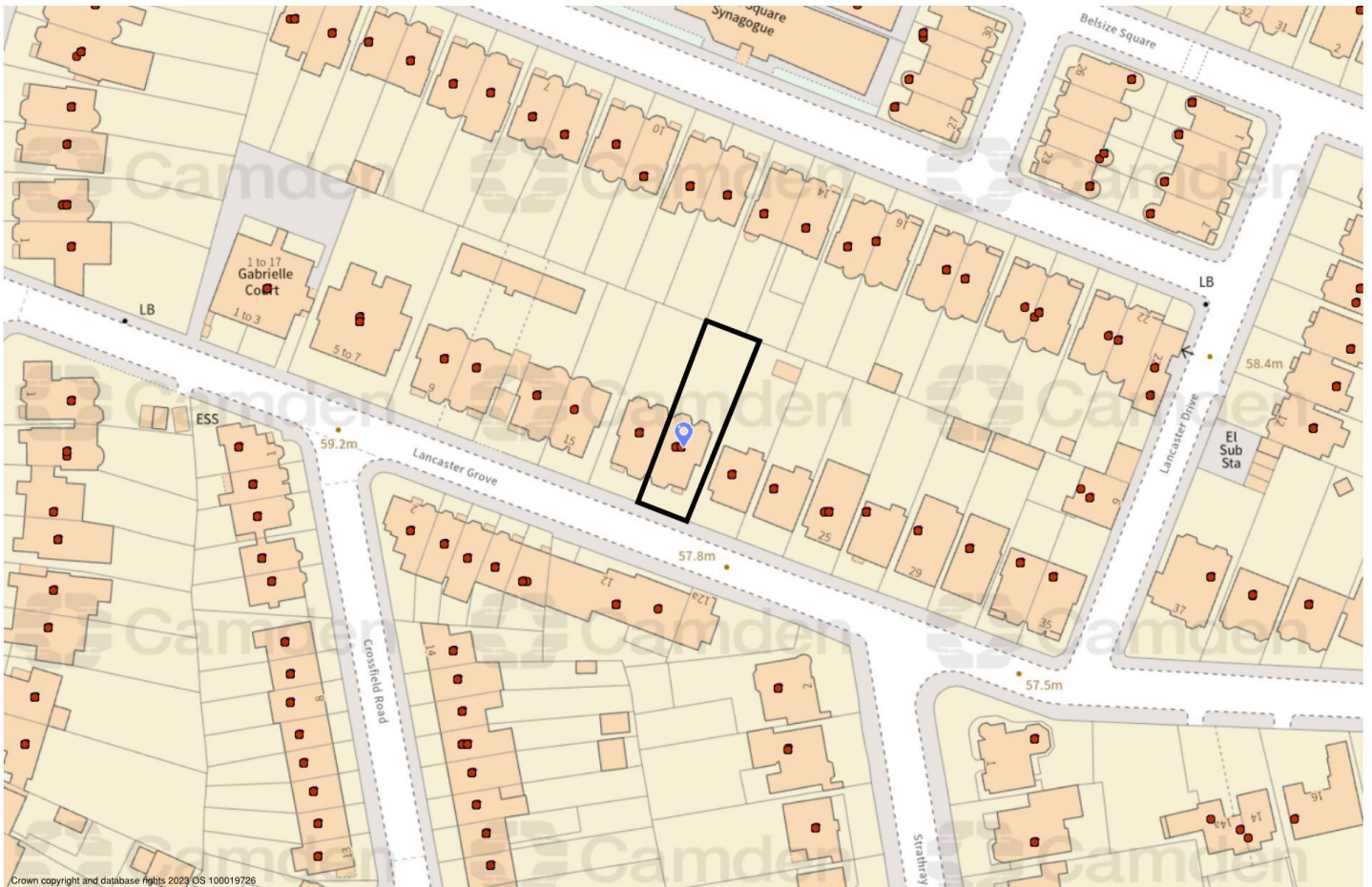
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19 Lancaster Grove, London, NW3 4EX (Flats known as 13a and 13b)



Scale = 1:721,980

13-July-2023



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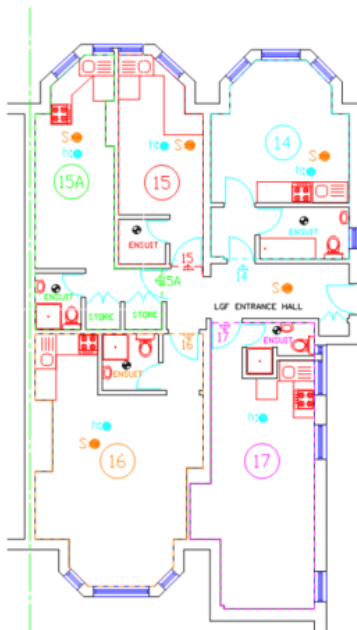
APPENDIX A

UNIT-11 : 32M²
UNIT-12 : 36M²
UNIT-12A : 21M²
UNIT-12B : 25M²
UNIT-14 : 21M²
UNIT-15 : 14M²
UNIT-16 : 31M²
UNIT-17 : 25M²
UNIT-15A : 19M²

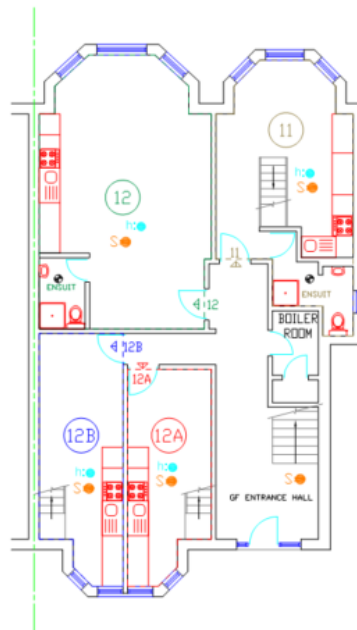


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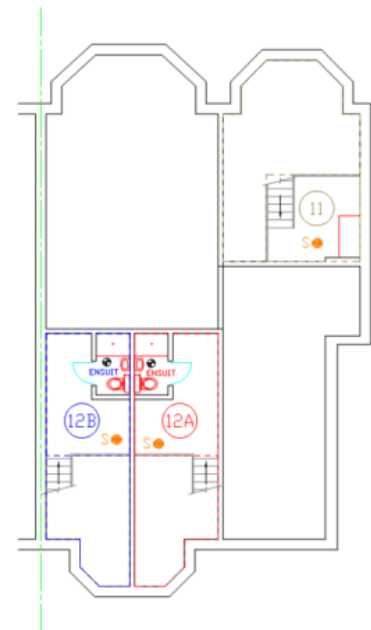
title	EXISTING PLANS - SHEET 1		
project	19 LANCASTER GROVE- LONDON NW3 4EX		
drawing no	HD825/1000		
drawn by	R. L	contract no.	HD825
scale	1:100 @ A3	date	01/2015



EXISTING LOWER GROUND FLOOR PLAN



EXISTING UPPER GROUND FLOOR PLAN



EXISTING MEZZANINE FLOOR PLAN



- H● HEAT DETECTORS TO ALL KITCHEN AREAS & CONNECTED TO SMOKE DETECTOR'S CIRCUIT
- S● SMOKE DETECTOR SYSTEM CONNECTED TO INDEPENDENT CIRCUIT & BRITISH STANDARDS
- MECHANICAL EXTRACT FANS, KITCHEN WITH (30L/s) & BATH AREAS TO BE 15L/s EXTRACT FAN FITTED TO LIGHT SWITCH WITH 15MINUTES OVER RUN IN ACCORDANCE TO APPROVED DOC-F