

Council reference: EN22/0366

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: Flat 1, 3 Akenside Road, London, NW3 5BS as shown outlined in purple on the attached plan (“the Property”).

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

Without planning permission: extension of the rear roof terrace and railings to the north and east sides of the terrace, installation of new doors at first floor level onto terrace area and installation of privacy screen to south side of the terrace.

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

- a) The development has occurred within the last 10 years.
- b) The perimeter railings of the enlarged roof terrace, by reason of its proximity to neighbouring windows, result in direct overlooking of the adjoining first floor rear windows of No.2 Akenside Road to the detriment of the amenity of neighbouring residential occupiers, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- c) The privacy screen, by reason of its design and location, has a harmful impact on the character and appearance of the host building and surrounding conservation area, contrary to policies D1 (Design)

Council reference: EN22/0366

and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

5. WHAT YOU ARE REQUIRED TO DO

Within a period of **THREE (3) month** of the Notice taking effect:

- 1) Either completely remove perimeter railings and door that enable the rear first floor flat roof to be used as a roof terrace or implement approved roof terrace with railings and door in accordance with planning permission reference 2017/4652/P dated 10/11/2017 (for Erection of single storey rear extension to ground floor flat with roof terrace enclosed by balustrades above for use by first floor flat); and
- 2) Remove side privacy screen.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **20 September 2023** unless an appeal is made against it beforehand.



DATED: 08 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—

- (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;

Council reference: EN22/0366

(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 EN22/0366.

The fee is £412.00

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

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

Council reference: EN22/0366

Enforcement Notice and stating briefly the facts on which you propose to rely in support of each of those grounds.

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 **20 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>

THIS ENFORCEMENT NOTICE HAS BEEN SERVED ON:

1	Owner Flat 1, 3 Akenside Road, London, NW3 5BS
2	Occupier Flat 1, 3 Akenside Road, London, NW3 5BS
3	Owner 3a, 3 Akenside Road, London, NW3 5BS
4	Occupier 3a, 3 Akenside Road, London, NW3 5BS
5	Owner Flat B, 3 Akenside Road, London, NW3 5BS
6	Occupier Flat B, 3 Akenside Road, London, NW3 5BS
7	Owner Flat C, 3 Akenside Road, London, NW3 5BS
8	Occupier Flat C, 3 Akenside Road, London, NW3 5BS
9	Owner 3 Akenside Road, London, NW3 5BS
10	Occupier 3 Akenside Road, London, NW3 5BS
11	Three Akenside Road Limited The Porter Building C/O Ska Financial Services Ltd, 1 Brunel Way, Slough, United Kingdom, SL1 1FQ
12	Three Akenside Road Limited Flat A, 3 Akenside Road, London, NW3 5BS
13	Arthur Sarkisian Flat 1, 3 Akenside Road, London, NW3 5BS
14	Santander UK Plc 2 Triton Square, Regent's Place, London, NW1 3AN
15	Arthur Sarkisian and Natalia Sarkisian Flat B, 3 Akenside Road, London, NW3 5BS
16	National Westminster Bank Plc 250 Bishopsgate, London, England, EC2M 4AA
17	Kaste Foundation Gagoz 75, LI-9496 Balzers, Liechtenstein
18	Kaste Foundation C/o Michelmores LLP 12th Floor, 6 New Street Square, London EC4A 3BF

If you believe that there is someone else who should be served or any of those listed above has not received a copy of the notice or any other

Council reference: EN22/0366

document please let that person and the Council know of this omission as soon as possible.

