

Council reference: EN22/0113

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT
1990 (AS AMENDED)**

LISTED BUILDING ENFORCEMENT NOTICE

ISSUED BY: THE LONDON BOROUGH OF CAMDEN

1. **THIS IS A FORMAL NOTICE** which is issued by the Council being the Local Planning Authority for the purposes of Section 38 of the above Act because it appears to them that there has been a contravention of Section 8 of the Act, in respect of the building within a conservation area described below. The Council considers it necessary to issue this notice for the reasons set out in paragraph 4 below.

2. **THE LISTED BUILDING**

Land at: 31-39 Argyle Street, London, WC1H 8EP as shown outlined in black on the attached plan (“the Property”).

3. **THE CONTRAVENTION ALLEGED**

Without listed building consent:

1. Excessive cleaning of all the brickwork at first and second floor front elevations of Nos 31-39;
2. Dying of the round-headed recesses and the gauged flat arches in bright red dye at the first and second floor front elevations of Nos 31-39;
3. Repointing of all the brickwork with bright lime-based mortar at first and second floor front elevations of Nos 31-39;
4. At No 37, the rendering of the brickwork at ground floor front elevation in painted stucco;
5. At No 39, the rendering of the brickwork at ground floor front elevation in painted stucco.

4. **REASONS FOR ISSUING THIS NOTICE**

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- a) The work outlined above has been carried out to this Grade II listed building without the benefit of Listed Building Consent;
- b) The works, by virtue of the harm to the brickwork and front elevation, is harmful to the special architectural and historic interest of the listed building contrary to policies D1 (Design) and D2 (Heritage) 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. Apply a light soot wash to the brickwork and jointing at first and second floor front elevations, to match the previous appearance of No 31-39;
2. Completely remove the painted stucco render from No 39's front elevation at ground floor level (making good and reinstating the appearance of the underlying brickwork to match its previous appearance);
3. Remove the bright red dye from the yellow bricks of No 39's round-headed recesses and gauged flat arches, then apply a light soot wash to reinstate their previous appearance;
4. Make good all damages as a result of the above operations.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **12 December 2023** unless an appeal is made against it beforehand.

DATED: 30 October 2023 Signed:



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

ANNEX**EXPLANATORY NOTE****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 by **12 December 2023**.

(a) Send a copy of your appeal to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.

(b) Send a second copy of the appeal form and notice to the Council at:

**Appeals and Enforcement
Supporting Communities
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE**

Alternatively you can submit an appeal online at

<http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>.

Please note that a separate appeal form must be completed for each individual person or organisation.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this listed building enforcement notice, it will take effect on **12 December 2023** 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 specified in the notice. Failure to comply with a listed building enforcement notice, which has taken effect, can result in prosecution and/or remedial action by the Council.

THIS LISTED BUILDING ENFORCEMENT NOTICE HAS BEEN SERVED ON:

1	Owner 31 Argyle Street, London, WC1H 8EP
2	Occupier 31 Argyle Street, London, WC1H 8EP
3	Owner 33 Argyle Street, London, WC1H 8EP
4	Occupier 33 Argyle Street, London, WC1H 8EP
5	Owner 35 Argyle Street, London, WC1H 8EP
6	Occupier 35 Argyle Street, London, WC1H 8EP
7	Owner 37 Argyle Street, London, WC1H 8EP
8	Occupier 37 Argyle Street, London, WC1H 8EP
9	Owner 39 Argyle Street, London, WC1H 8EP
10	Occupier 39 Argyle Street, London, WC1H 8EP
11	SPHG Properties Limited Handel House, 95 High Street, Edgware, Middlesex, United Kingdom, HA8 7DB
12	SPHG Properties Limited 35-39 Argyle Street, London WC1H 8EP
13	Lloyds Bank Plc 25 Gresham Street, London, EC2V 7HN
14	St Pancras Hotel Grp Limited Handel House, 95 High Street, Edgware, England, HA8 7DB
15	Goldhawk International Limited Geneva Place, Waterfront Drive, Po Box 3469, Road Town, Tortola, British Virgin Islands
16	English Heritage via email only

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

