

Council reference: EN23/0915

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 5, 9-11 Belsize Grove, London, NW3 4UU as shown outlined in red on the attached plan (“the Property”).

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

Without planning permission: the erection of a wooden structure in the rear garden.

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

- a) The development has occurred within the last 4 years.
- b) The development, by reason of its size, height, position and bulk, would appear as an incongruous development that would have an adverse impact on the character and appearance of the host building, its neighbours and garden setting, and the Belsize Conservation Area. As such, the proposed development is contrary to Policies A1 (Managing the impact of development), D1 (Design) and Policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.

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- c) The development, by reason of construction methods and lack of protection, has resulted in unacceptable harm to trees contrary to the aims of policies A2 (Open space) and A3 (Biodiversity) of the Camden Local Plan 2017.

5. WHAT YOU ARE REQUIRED TO DO

Within a period of **ONE (1) month** of the Notice taking effect:

1. Completely remove the wooden structure, including the frame and concrete slab with tree protection measures in place for adjacent trees in accordance with British Standard 5837:2012.
2. Remove associated debris from the site.
3. Make good any damage caused.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **07 August 2024** unless an appeal is made against it beforehand.



DATED: 23 May 2024 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;

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- (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 EN23/0915.

The fee is £924.00

The TOTAL FEE payable is £924.00 (i.e. £462.00 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

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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 **07 August 2024**, 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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THIS ENFORCEMENT NOTICE HAS BEEN SERVED ON:

1	Owner Flat 5, 9-11 Belsize Grove, London, NW3 4UU
2	Occupier Flat 5, 9-11 Belsize Grove, London, NW3 4UU
3	Owner 9-11 Belsize Grove, London, NW3 4UU
4	Occupier 9-11 Belsize Grove, London, NW3 4UU
5	Owner Flat 1, 9-11 Belsize Grove, London, NW3 4UU
6	Occupier Flat 1, 9-11 Belsize Grove, London, NW3 4UU
7	Owner Flat 2, 9-11 Belsize Grove, London, NW3 4UU
8	Occupier Flat 2, 9-11 Belsize Grove, London, NW3 4UU
9	Owner Flat 3, 9-11 Belsize Grove, London, NW3 4UU
10	Occupier Flat 3, 9-11 Belsize Grove, London, NW3 4UU
11	Owner Flat 4, 9-11 Belsize Grove, London, NW3 4UU
12	Occupier Flat 4, 9-11 Belsize Grove, London, NW3 4UU
13	Owner Flat 6, 9-11 Belsize Grove, London, NW3 4UU
14	Occupier Flat 6, 9-11 Belsize Grove, London, NW3 4UU
15	Owner Flat 7, 9-11 Belsize Grove, London, NW3 4UU
16	Occupier Flat 7, 9-11 Belsize Grove, London, NW3 4UU
17	Owner Flat 8, 9-11 Belsize Grove, London, NW3 4UU

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18	Occupier Flat 8, 9-11 Belsize Grove, London, NW3 4UU
19	Owner Flat 9, 9-11 Belsize Grove, London, NW3 4UU
20	Occupier Flat 9, 9-11 Belsize Grove, London, NW3 4UU
21	Owner Flat 10, 9-11 Belsize Grove, London, NW3 4UU
22	Occupier Flat 10, 9-11 Belsize Grove, London, NW3 4UU
23	Owner Flat 11, 9-11 Belsize Grove, London, NW3 4UU
24	Occupier Flat 11, 9-11 Belsize Grove, London, NW3 4UU
25	Owner Flat 12, 9-11 Belsize Grove, London, NW3 4UU
26	Occupier Flat 12, 9-11 Belsize Grove, London, NW3 4UU
27	Owner Flat 12a, 9-11 Belsize Grove, London, NW3 4UU
28	Occupier Flat 12a, 9-11 Belsize Grove, London, NW3 4UU
29	Owner Flat 14, 9-11 Belsize Grove, London, NW3 4UU
30	Occupier Flat 14, 9-11 Belsize Grove, London, NW3 4UU
31	Owner Flat 15, 9-11 Belsize Grove, London, NW3 4UU
32	Occupier Flat 15, 9-11 Belsize Grove, London, NW3 4UU
33	Owner Flat 16, 9-11 Belsize Grove, London, NW3 4UU
34	Occupier Flat 16, 9-11 Belsize Grove, London, NW3 4UU

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35	9-11 Belsize Grove Freeholders Limited 13 Harben House, Harben Parade, Finchley Road, London, NW3 6LH
36	Carolyn Anne Van Baerle and Lucian Henry Palmer Flat 1, 9-11 Belsize Grove, London, NW3 4UU
37	Handelsbanken Plc 3 Thomas More Square, London, United Kingdom, E1W 1WY
38	Lucian Henry Palmer and Juliet Jessica Palmer Flat 2, 9-11 Belsize Grove, London, NW3 4UU
39	Stefan Mark Goldblatt and Tara Goldblatt 74 Meadway, London, NW11 6QH
40	Stefan Mark Goldblatt and Tara Goldblatt Flat 3, 9-11 Belsize Grove, London, NW3 4UU
41	Santander UK Plc 2 Triton Square, Regent's Place, London, NW1 3AN
42	Robert Batavier Katovsky and Laura Sylvia Katovsky Flat 4, 9-11 Belsize Grove, London, NW3 4UU
43	Inna Szalontay Flat 5, 9-11 Belsize Grove, London, NW3 4UU
44	James Alexander Delaney and Kayoon Jessica Anderson Flat 6, 9-11 Belsize Grove, London, NW3 4UU
45	Lloyds Bank Plc 25 Gresham Street, London, EC2V 7HN
46	Adam Sweeting Flat 7, 9-11 Belsize Grove, London, NW3 4UU
47	Betty Ellen Hicks Flat 9, 9-11 Belsize Grove, London, NW3 4UU
48	Trini Krpan Flat 10, 9-11 Belsize Grove, London, NW3 4UU
49	Marie Ange Therese Hasan Flat 11, 9-11 Belsize Grove, London, NW3 4UU
50	Theo Patrick Taylor Flat 12, 9-11 Belsize Grove, London, NW3 4UU
51	Barclays Bank UK Plc

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	1 Churchill Place, London, England, E14 5HP
52	Merete Gardiner High Winds, Woodperry Road, Beckley, Oxfordshire, OX3 9UZ
53	Merete Gardiner Hill House, Harcourt Hill, Oxfordshire, OX3 9UZ
54	Michael Gaston Rosenberg c/o H. Russell-Rosenberg, 8b Wyndham Place, London, W1H 1PP
55	Derek Norman Linfield and Helen Patricia Linfield Flat 15, 9-11 Belsize Grove, London, NW3 4UU
56	Tricia A. Corob c/o Flat 16, 9-11 Belsize Grove, London, NW3 4UU
57	Tricia A. Corob 62 Grosvenor Street, London, W1K 3JF

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.



Flat 5, 9-11 Belsize Grove, London, NW3 4UU