

Council reference: EN24/0069

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: 33 Mornington Terrace, London, NW1 7RS as shown outlined in purple on the attached plan (“the Property”).

3. **THE CONTRAVENTION ALLEGED**

Without listed building consent: unauthorised internal works to this Grade II listed building, comprising removal of Chimney Breast/fire places, internal walls, doors, ceilings and floors at basement, ground, first and second floor levels

4. **REASONS FOR ISSUING THIS NOTICE**

- a) The work outlined above has been carried out to this Grade II listed building without the benefit of Listed Building Consent.
- b) The internal works to this Grade II listed building has resulted in the loss of historic fabric and the original plan form and is considered to have a detrimental impact on the special architectural and historic interest of the listed building, and that, if allowed to remain would be harmful and set an unwelcome precedent for alterations to listed buildings within this terrace of buildings and is thereby contrary to policy D2 of Camden's Local Plan 2017

5. WHAT YOU ARE REQUIRED TO DO

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

1. Reinststate the Chimney Breast/fireplaces in the front and rear room at basement level to replicate those that have been removed;
2. Reinststate the Chimney Breast/fireplaces in the front and rear room at ground floor level to replicate those that have been removed;
3. Reinststate the Chimney Breast/fireplaces in the front and rear room at first floor level to replicate those that have been removed;
4. Reinststate the Chimney Breast/fireplaces in the front and rear room at second floor level to replicate those that have been removed;
5. Reinststate all the floors, walls, doors and ceilings that have been removed at basement level using the same texture, colour, pattern and finish of materials (detailing) to those that were removed;
6. Reinststate all the floors, walls, doors and ceilings that have been removed at ground floor level using the same texture, colour, pattern and finish of materials (detailing) to those that were removed;
7. Reinststate all the floors, walls, doors and ceilings that have been removed at first floor level using the same texture, colour, pattern and finish of materials (detailing) to those that were removed;
8. Reinststate all the floors, walls, doors and ceilings that have been removed at second floor level using the same texture, colour, pattern and finish of materials (detailing) to those that were removed;
9. Reinststate the original plan form at basement, ground, first, and second floor levels;
10. Reinststate the original central staircase; and
11. Make good any damage made as a result of the above works.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **27 August 2024** unless an appeal is made against it beforehand.

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DATED: 15 July 2024 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 **27 August 2024**.

- (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 **27 August 2024** 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.

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**THIS LISTED BUILDING ENFORCEMENT NOTICE HAS BEEN SERVED
ON:**

1	Owner 33 Mornington Terrace, London, NW1 7RS
2	Occupier 33 Mornington Terrace, London, NW1 7RS
3	SAR Investment London Ltd 1 Vincent Square, London, United Kingdom, SW1P 2PN

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.

