

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: Flat 101, Regency Lodge, Adelaide Road, London, NW3 5EB as shown outlined in black on the attached plan (“the Property”).
3. **THE CONTRAVENTION ALLEGED**

Without listed building consent: removal of the original steel/Crittall windows and replacement with UPVC windows.
4. **REASONS FOR ISSUING THIS NOTICE**
 - 1) The work outlined above has been carried out to this Grade II listed building without the benefit of Listed Building Consent.
 - 2) The removal of the original steel framed windows and replacement with UPVC framed windows has harmed the character and appearance of the building and is considered to detract from the historic and architectural integrity of this Grade II listed building and is thereby contrary to policies D1 (Design) and D2 (Heritage) 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:

Council reference: EN24/0265

- 1) Permanently remove the UPVC windows and reinstate steel or appropriate aluminium framed windows of a similar size, design, profile, and opening method (outward opening) as the original steel windows.
- 2) Make good any damage caused as a result of the above works.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **02 October 2024** unless an appeal is made against it beforehand.

DATED: 20 August 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 **02 October 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 **02 October 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.

THIS LISTED BUILDING ENFORCEMENT NOTICE HAS BEEN SERVED ON:

1	Owner Regency Lodge, Adelaide Road, London, NW3 5EE
2	Occupier Regency Lodge, Adelaide Road, London, NW3 5EE
3	Owner Flat 101, Regency Lodge, Adelaide Road, London, NW3 5EB
4	Occupier Flat 101, Regency Lodge, Adelaide Road, London, NW3 5EB
5	James H. R. Eyre, Henry R. Llewellyn Wilkins, James A. W Eyre and Victoria L. Jarvis 25 Woronzow Road, London, NW8 6AY
6	Daejan Properties Limited Freshwater House, 158-162 Shaftsbury Avenue, London, WC2H 8HR
7	Geraldine Nwaunor Ogundipe 5 Snaresbrook Drive, Stanmore, HA7 4QN
8	Accord Mortgages Limited Yorkshire House, Yorkshire Drive, Bradford, West Yorkshire, BD5 8LJ
9	Onyenor Udeh Flat 101, Regency Lodge, Adelaide Road, London, NW3 5EB
10	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.

