

Council reference: EN22/0701

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 2, 80 Greencroft Gardens, London NW6 3JQ as shown outlined in black on the attached plan (“the Property”).

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

Without planning permission: Installation of a pergola within the rear garden.

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

- a) The development has occurred within the last 4 years;
- b) The proposed development, by virtue of the loss of rear garden space, results in the over development of the rear garden and a loss of openness to the rear of the dwelling, and in combination with inappropriate and out of keeping materiality for its garden setting, causes harm to the character and appearance of the host property, adjoining properties and the South Hampstead Conservation Area, contrary to policy D1 (Design), D2 (Heritage), and A3 (Biodiversity) of the Camden Local Plan 2017; and

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- c) In the absence of a Flood Risk and Drainage Assessment, required due to the increase of impermeable surfacing within a Local Flood Risk Zone, the Applicant has failed to demonstrate that the proposal would not increase flood risk at the site or on adjoining site within an identified Local Flood Risk Zone, contrary to policy CC3 (Water and Flooding) 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. Totally remove the pergola structure.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **24 January 2025** unless an appeal is made against it beforehand.



DATED: 12 December 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;
- (c) that those matters (if they occurred) do not constitute a breach of planning control;

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(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 EN22/0701.

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

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

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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 **24 January 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 2, 80 Greencroft Gardens, London NW6 3JQ
2	Occupier Flat 2, 80 Greencroft Gardens, London NW6 3JQ
3	Owner 80 Greencroft Gardens, London NW6 3JQ
4	Occupier 80 Greencroft Gardens, London NW6 3JQ
5	Owner Flat 1, 80 Greencroft Gardens, London NW6 3JQ
6	Occupier Flat 1, 80 Greencroft Gardens, London NW6 3JQ
7	Owner Flat 3, 80 Greencroft Gardens, London NW6 3JQ
8	Occupier Flat 3, 80 Greencroft Gardens, London NW6 3JQ
9	Owner Flat 4, 80 Greencroft Gardens, London NW6 3JQ
10	Occupier Flat 4, 80 Greencroft Gardens, London NW6 3JQ
11	Owner Flat 5, 80 Greencroft Gardens, London NW6 3JQ
12	Occupier Flat 5, 80 Greencroft Gardens, London NW6 3JQ
13	Owner Flat 6, 80 Greencroft Gardens, London NW6 3JQ
14	Occupier Flat 6, 80 Greencroft Gardens, London NW6 3JQ
15	Owner Flat 7, 80 Greencroft Gardens, London NW6 3JQ
16	Occupier Flat 7, 80 Greencroft Gardens, London NW6 3JQ
17	80 GREENCROFT GARDENS LLP

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	care of 37 Commercial Road, Poole BH14 0HU
18	COUTTS & CO 440 Strand, London WC2R 0QS
19	HSBC UK BANK PLC Customer Service Centre, BX8 4HB
20	BARCLAYS BANK UK PLC P.O. Box 187, Leeds LS11 1AN
21	SANTANDER UK PLC Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA
22	JOSEPH ISSAC JEYSSON ABERGEL and SARAH LISA ABERGEL Flat 2, 80 Greencroft Gardens, London NW6 3JQ
23	MARK KEVIN SPILLER Flat 1, 80 Greencroft Gardens, London NW6 3JQ
24	SANCHAY SINGLA Flat 3, 80 Greencroft Gardens, London NW6 3JQ
25	JANINE YOLANDA RUTH CONSTANTINIOU and JAMIE MATTHEW CONSTANTINIOU 9 Worley Road, St. Albans AL3 5NR
26	AUDREY LOUISE ANDREE CHADEFAUX Flat 5, 80 Greencroft Gardens, London NW6 3JQ
27	VIDUR TANEJA Flat 6, 80 Greencroft Gardens, London NW6 3JQ
28	PASCAL JEAN-LOUIS CALMELS Flat 7, 80 Greencroft Gardens, London NW6 3JQ

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.

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