

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: 78 Loveridge Road, London, NW6 2DT as shown outlined in black on the attached plan (“the Property”).

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

Without planning permission: change of use of the building from 4x self-contained flats to 5x self-contained flats through the creation of an additional self-contained flat within the rear extension at half-landing level between ground and first floor.

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

- a) The change of use has occurred within the last 10 years.
- b) The change of use of the building from 4 units into 5 units has created a sub-standard residential unit which, by virtue of its floorspace, dimensions, and overall design, including lack of amenity and storage space, and poor natural lighting, to the detriment of the residential amenity of existing and potential occupiers, is thereby contrary to Policy H6 (Housing choice and mix) of the Camden Local Plan 2017, and Policy D6 (Housing quality and standards) of the London Plan 2021.

Council reference: EN24/0731

- c) In the absence of a Section 106 Agreement to designate the additional residential unit as car-free the development has the potential to contribute to parking stress and congestion in the surrounding area and is thereby contrary to Policies T1 (Prioritising walking, cycling and public transport) and T2 (Parking and car-free development) of the Camden Local Plan 2017.

5. WHAT YOU ARE REQUIRED TO DO

Within a period of **TWO (2) months** of the Notice taking effect:

1. Cease the use of the building as 5x self-contained flats and reinstate the pre-existing use of the building as 4x self-contained flats, including ceasing the use of the unit at half-landing level between ground and first floor as a self-contained flat;
2. Completely remove the kitchenette and W/C from the unit at half-landing level between ground and first floor; and
3. Remove all resultant material and make good any damages caused by the above operations.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **06 March 2025** unless an appeal is made against it beforehand.



DATED: 22 January 2025 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—

Council reference: EN24/0731

- (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;
- (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 EN24/0731.

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 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 **06 March 2025**, 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:

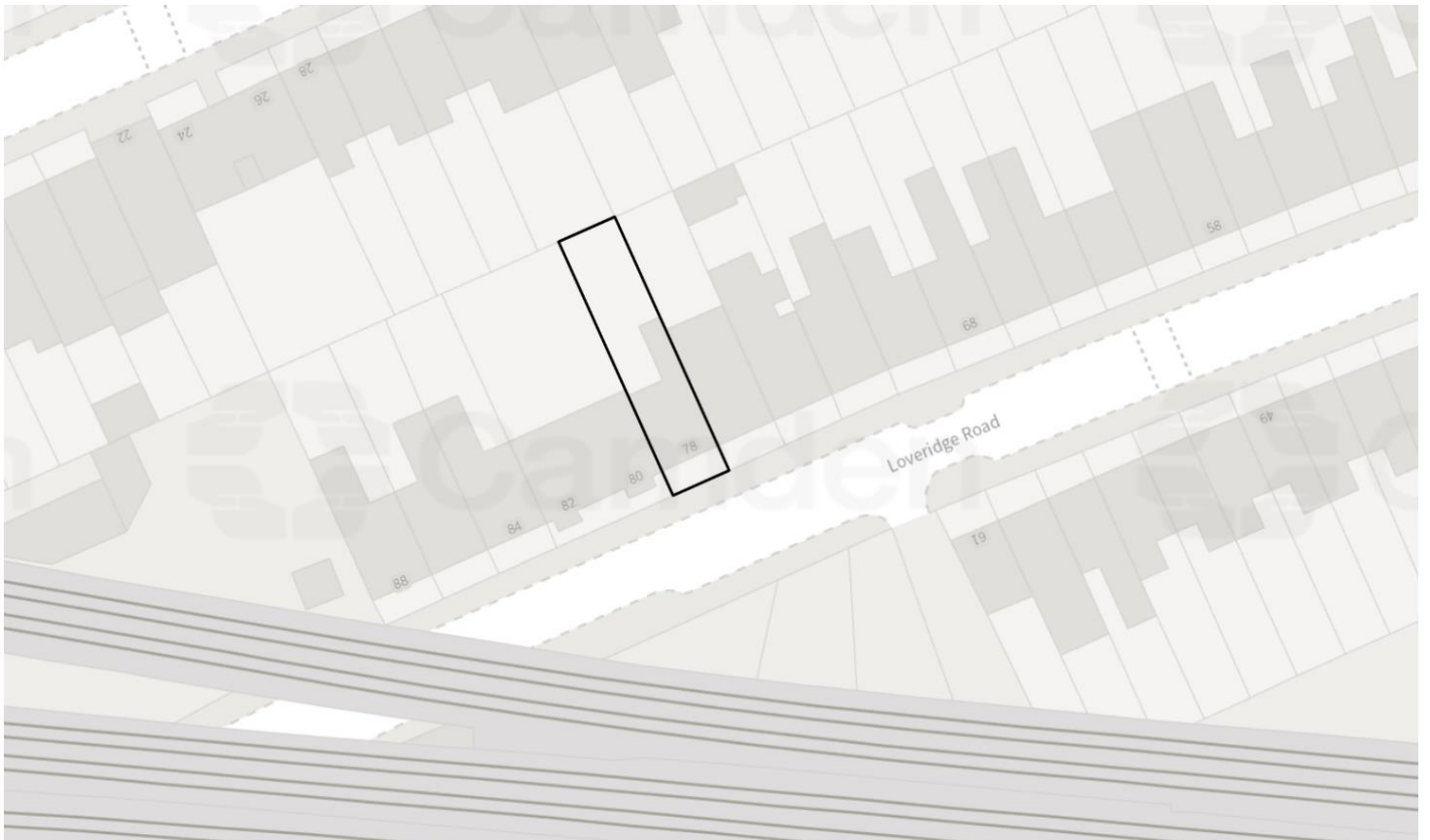
<http://www.legislation.gov.uk/ukpga/1990/8/part/VII>

THIS ENFORCEMENT NOTICE HAS BEEN SERVED ON:

1	Owner 78 Loveridge Road, London, NW6 2DT
2	Occupier 78 Loveridge Road, London, NW6 2DT
3	Owner Flat A, 78 Loveridge Road, London, NW6 2DT
4	Occupier Flat A, 78 Loveridge Road, London, NW6 2DT
5	Owner Flat B, 78 Loveridge Road, London, NW6 2DT
6	Occupier Flat B, 78 Loveridge Road, London, NW6 2DT
7	Owner Flat C, 78 Loveridge Road, London, NW6 2DT
8	Occupier Flat C, 78 Loveridge Road, London, NW6 2DT
9	Owner Flat D, 78 Loveridge Road, London, NW6 2DT
10	Occupier Flat D, 78 Loveridge Road, London, NW6 2DT
11	Owner Mezzanine Room, 78 Loveridge Road, London, NW6 2DT
12	Occupier Mezzanine Room, 78 Loveridge Road, London, NW6 2DT
13	Michael Friedman 52 Dennington Park Road, London, NW6 1BD
14	Laura Charlotte Ringsell 58 Lancaster Mews, London, W2 3QG
15	Laura Charlotte Ringsell Top Flat, 78 Loveridge Road, London, NW6 2DT
16	Barclays Bank UK Plc 1 Churchill Place, London, England, E14 5HP
17	Heldings Limited 2 Leman Street, London, United Kingdom, E1W 9US

18	Bethan Hope Gaywood and Emily Harriet James Flat C, 78 Loveridge Road, London, NW6 2DT
19	Clydesdale Bank Plc 177 Bothwell Street, Glasgow, Scotland, G2 7ER
20	Jonathan Edward Fenwick Ground Floor Flat, 78 Loveridge Street, London, NW6 2DT
21	The Mortgage Works (UK) Plc Nationwide House, Pipers Way, Swindon, SN38 1NW
22	Bash Project Ltd 7 Highfield Crescent, Northwood, England, HA6 1EZ

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.



78 Lovridge Road, London, NW6 2DT