

Council reference: EN23/0820

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: 16 CLEVELAND STREET, LONDON W1T 4HX as shown outlined in red on the attached plan (“the Property”).

3. **THE CONTRAVENTION ALLEGED**

Without listed building consent: Alteration to the interior and exterior of property and regularisation of works undertaken outside of the scope of approvals relating to 2019/3687/P and 2019/4759/P granted on 14/10/2021, in particular door and wall positions, recessed spot lights, smoke alarms, flush mounted speakers, extract diffusers and ventilation louvres, and radiator casings (retrospective).

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; and
- b) The impacts of the unauthorised works identified by officers as negatively impacting on the internal and external character of the listed building, cause harm to its special historic and architectural interest, contrary to policies D1 and D2 of the London Borough of Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2024.

5. WHAT YOU ARE REQUIRED TO DO

Within a period of **THREE (3) months** of the Notice taking effect:

1. Remove all downlighters and associated services from lower ground-floor front and rear bedrooms, upper ground-floor dining room, kitchen and entrance hall, first-floor kitchen, second-floor front and rear bedrooms and bathroom, third-floor front and rear bedrooms and bathroom, and make good affected fabric to match adjacent work;
2. Remove all flush mount sound speakers and associated fittings, fixtures and services from lower ground-floor front and rear bedrooms, upper ground-floor dining room and kitchen, first-floor living room and kitchen, second-floor front and rear bedrooms and bathroom, and third-floor front and rear bedrooms and bathroom, and make good affected fabric to match adjacent work.
3. Remove rectangular air conditioning grilles and associated services from lower ground-floor bedrooms, and make good affected fabric to match adjacent work;
4. Remove jib door and associated joinery and ironmongery from lower ground-floor front lobby, and make good affected area to match adjacent work;
5. Remove all air handling units from first-floor living room, second-floor front and rear bedrooms and third-floor front and rear bedrooms, including all associated pipework, fixtures and fittings, radiator-style housings and associated joinery, and make good affected fabric to match adjacent work;
6. Remove plasterboard false partitions and timber skirting boards in upper ground floor dining room, and make good affected fabric to match adjacent work;
7. Remove Automist T-nozzle plate, equipment and associated services including hose, pipework, tank and pump, in association with removal of false plasterboard wall and joinery work to north wall of upper ground-floor dining room, and make good affected fabric to match adjacent work;
8. Remove all built-in light fittings and associated services from shelving unit on south wall of first-floor living room, and make good affected fabric to match adjacent work;

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9. Remove burglar alarm box and associated services from shopfront fascia on front elevation, and make good affected fabric to match adjacent work. Relocate alarm box as required to location on brickwork of first-floor southernmost sash window cill as per approved scheme ref 2019/4759/L;
10. Remove entry phone panel and associated services from upper ground-floor entrance door pilaster on northern end of front elevation, and make good affected fabric to match adjacent work;
11. Paint grey projecting downlighter cases black on two sets of upper ground-floor entrance door pilasters to front elevation, to match the colour of the adjacent shopfront and doorcase joinery work and in accordance with approved scheme ref 2019/4759/L; and
12. Repair and make good brickwork and pointing to front elevation within lower ground-floor front lightwell to match their pre-existing condition prior to abrasive cleaning.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **28 May 2025** unless an appeal is made against it beforehand.

DATED: 15 April 2025 Signed:



**Chief Planning Officer, Supporting Communities on behalf of the
London Borough of Camden, Town Hall, Judd Street, London
WC1H 8JE**

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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 **28 May 2025**.

(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 **28 May 2025** 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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