

**THE LONDON BOROUGH OF CAMDEN**  
**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**ENFORCEMENT NOTICE**

**OF 29-30 Lyndhurst Road**  
**London**  
**NW3 5PB**

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 AFFECTED**

**Land at: 29-30 Lyndhurst Road, London NW3 5PB**

as shown, for the purposes of identification only, outlined in black on the attached plan.

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

**Without Planning Permission:**

1. The unauthorised installation of windows and doors to the front and rear and roof elevations
2. The erection of 4 upper level dormers on the rear roof slope

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

- a) It appears to the Council that the above breach of planning control has occurred within the last 4 years
- b) The upper four rear dormer windows, by reason of their size and detailed design are an unduly prominent and discordant feature on the building and fail to preserve or enhance the character and appearance of the existing building and Fitzjohns/Netherhall Conservation Area. This is contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development

Framework Core Strategy and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- c) The windows and doors on the front and rear facades, by reason of their detailed design, detract from the appearance of the existing building and fail to preserve or enhance the character and appearance of the Fitzjohns/Netherhall Conservation Area. This is contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

**The Council do not consider that planning permission should be given because planning conditions could not overcome these problems.**

**5. WHAT YOU ARE REQUIRED TO DO**

Within a period of **6 calendar months** of the Notice taking effect:

- 1) Remove the windows and doors and replace with windows and doors to match the existing see appendix A for photo;
- 2) Implement the planning permission 2011/0174/P concerning the window and door fenestration
- 3) Remove of the upper dormer windows or;
- 4) Implement the planning permission 2011/0174/P concerning the upper level dormers
- 5) Make good any damage to the front and rear elevation and roof caused by the removal and replacement of windows, doors and dormers

**6. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **27 November 2013** unless an appeal is made against it beforehand.

*Frances Wheat*

**DATED: 16 October 2013**

**Signed.....**

**Head of service, Development Management, Culture and Environment  
on behalf of the London Borough of Camden, Town Hall, Judd Street,  
London WC1H 9LP**

**Note Pursuant to Regulation 5 of the Town and Country (Enforcement Notices and Appeals) (England) Regulations 2002**

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 accompany the copy of the appeal form sent to the Council at the following address:

**Culture and Environment Department, Planning Services, London Borough of Camden, Argyle Street, London WC1H 8EQ.**

The fee is £195.00.

**The TOTAL FEE payable is £390.00 (i.e. £195.00 x 2)**

**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 Secretary of State before **27 November 2013**.

- (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:

**Planning Services  
Culture and Environment Department  
London Borough of Camden  
Town hall  
Argyle Street  
London WC1H 8EQ**

**WHAT HAPPENS IF YOU DO NOT APPEAL**

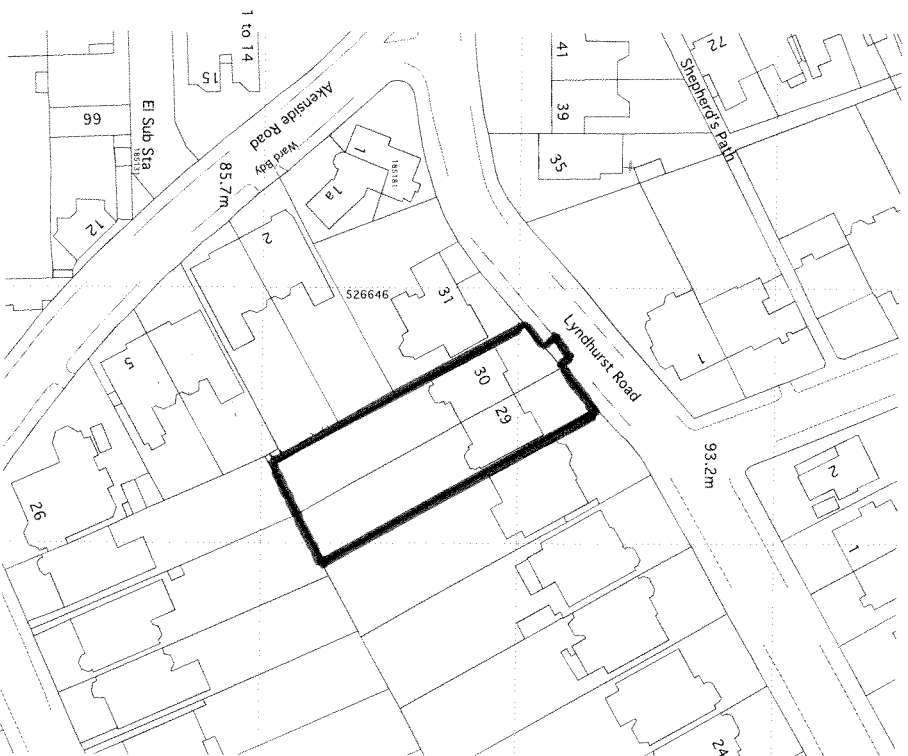
If you do not appeal against this enforcement notice, it will take effect on **27 November 2013**, and you must then ensure that the required steps for complying with it, for which you may held responsible, are taken within the period specified in the notice. Failure to comply with an enforcement notice, which has taken effect, can result in prosecution and/or remedial action by the Council.

**Council reference: EN12/0993**

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

1.	The Owner/Occupier 29-30 Lyndhurst Road, London NW3 5PB
2.	Kaveh Shakib, Nader Shakib, Nasser Shakib and Rosa Shakib Shakib Properties Limited Ginsberg Yard Back Lane London NW3 1EW

**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.**



THE CHARLTON BROWN PARTNERSHIP

ARCHITECTS

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29 & 30 Lyndhurst Road, Hampstead

LOCATION PLAN

Date: 06/06/10 Scale: 1:1000 @ A3

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1112/AP-99

Revisions



Punjabi  
ਜ਼ਰੂਰੀ: ਇਹ ਫਾਰਮ ਸਾਡੇ ਕੋਲ ਭੇਜਣ ਲਈ ਖਾਸ ਮਿਆਦ ਹੈ। ਇਸ ਮਿਆਦ ਦਾ ਸਮਾਂ ਪੂਰਾ ਹੋ ਜਾਣ ਤੋਂ ਪਹਿਲਾਂ ਇਹ ਫਾਰਮ ਸਾਡੇ ਕੋਲ ਨਾਜ਼ਮੀ ਤੌਰ ਤੇ ਪਹੁੰਚ ਜਾਣਾ ਚਾਹੀਦਾ ਹੈ। ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਫਾਰਮ ਭਰਨ ਲਈ ਮਦਦ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਅਸੀਂ ਤੁਹਾਨੂੰ ਸੁਝਾਉਂਦੇ ਹਾਂ ਕਿ ਤੁਸੀਂ ਟਿਹੜੇ ਬਾਰੇ ਕਿਸੇ ਤੋਂ ਸਲਾਹ ਲਵੋ।

Gujarati  
મહત્વનું : અમને આ ફોર્મ મોકલવા માટે સમય મર્યાદા છે. આ સમય મર્યાદા પૂરી થાય તે પહેલાં અમને તે મળી જવું જ જોઈએ. જો તમને આ ફોર્મ ભરવા માટે મદદની જરૂર હોય તો અમે તમને સલાહ મેળવવાનું સૂચન કરીએ છીએ.

Hindi  
आवश्यक : इस फॉर्म को हमारे पास भिजवाने की एक समय-सीमा है। उस समय-सीमा के बीतने से पहले हमें यह फॉर्म अवश्य मिल जाना चाहिए। यदि आपको इस फॉर्म को भरने में सहायता चाहिए, तो हमारा सुझाव है कि आप किसी की सलाह लें।

Urdu  
اجم: اس فارم کو ہمیں بھیجنے کے لئے وقت کی ایک سیما ہے۔ اس سیما کے گزرنے سے پہلے پہلے ہمیں یہ لازمی طور پر مل جانا چاہیے۔ اگر اس فارم کو پُر کرنے میں آپ کو مدد کی ضرورت ہے تو ہماری رائے ہے کہ آپ سرور حاصل کریں۔

Bengali  
জরুরী: এই ফর্ম আমাদের কাছে পাঠানোর একটা সময়সীমা আছে। এই সময়সীমা শেষ হবার আগেই এটা অবশ্যই আমাদের কাছে পৌঁছাতে হবে। এই ফর্ম পূরণ করায় যদি আপনার সাহায্যের দরকার হয় তাহলে আমাদের প্রস্তাব, কোনো পরামর্শ নিন।

Chinese  
重要通知: 把这份表格寄回给我们是有时间限制的。我们必须在规定时间内收到这份表格。假若你需要别人帮助你填写这份表格, 我们建议你寻求指导。

English  
IMPORTANT: There is a time limit for sending this form to us. We must receive it before the time expires. If you need help filling in this form, we suggest you get advice.

