

Council reference: EN12/0344

**THE LONDON BOROUGH OF CAMDEN**

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**ENFORCEMENT NOTICE**

**OF 2nd & 3rd Floor, 9 Primrose Gardens  
London  
NW3 4UJ**

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: 2nd & 3rd Floor, 9 Primrose Gardens, London, NW3 4UJ**

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:** The unauthorised enlargement of the roof area, the installation of a spiral staircase and railings at roof level.

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 staircase by reason of its design and location is an obtrusive and dominant addition when viewed from the rear gardens of neighbouring properties. It does not compliment the property appearing as an alien feature. It is an incongruous addition that is not in keeping with the building. It has a detrimental effect on the appearance of the host building, neighbouring properties and the character and appearance of the Conservation Area in general. Moreover the development does not respect, relate to, or meet the Council's policies and is therefore 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 policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours) 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 3 months of the Notice taking effect:**

- 1) The complete removal of the spiral staircase
- 2) No action to be taken against the enlargement of roof terrace
- 3) No action to be taken against the railings installed at roof level
- 4) Remove all debris from the premises as a result of requirement 1

**Compliance due date: 8 April 2013**

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **8 January 2013** unless an appeal is made against it beforehand.

**DATED: 27 November 2012**

**Signed.....**



Head of Legal Services, on behalf of the London Borough of  
Camden, Town Hall, Judd Street, London WC1H 9LP.

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

1. The Owner Occupier  
2<sup>nd</sup> & 3<sup>rd</sup> Floor, 9 Primrose Gardens  
London, NW3 4UJ
2. James Sinclair, Julian George  
Margolin and Jeremy Morris  
Margolin  
Berkeley House, Barnet Road  
London Colney  
Herts, AL2 1DB
3. Barclays Bank Plc  
Barclays Loan Servicing Centre  
P.O. Box 299  
Birmingham, B1 3PF
4. Adam Grint  
Upper Maisonette, 9 Primrose  
Gardens  
London NW3 4UJ
5. Adam Grint  
38 Chiswick Staithe  
Hartington Road  
London W4 3TP
6. Lloyds TSB Bank Plc  
Barnett Way,  
Gloucester  
GL4 3RL
7. Lucy Billing  
2<sup>nd</sup> & 3<sup>rd</sup> Floor Flat, 9 Primrose  
Gardens  
London  
NW3 4UJ
8. Adam Grint  
2<sup>nd</sup> & 3<sup>rd</sup> Floor Flat, 9 Primrose  
Gardens  
London  
NW3 4UJ
9. Owner/Occupier  
Ground Floor Maisonette,  
9 Primrose Gardens  
London  
NW3 4UJ
10. Owner/Occupier  
Second Floor Maisonette  
9 Primrose Gardens  
London  
NW3 4UJ

**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.**

**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 and Deemed Applications, Requests and Site Visits) (England) Regulations 2012 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 both to the "Department for Communities and Local Government" for the Planning Inspectorate appeal, and also to the "London Borough of Camden", as the Local Planning Authority.

If you wish to appeal under Ground (a), the fee payable to the "Department for Communities and Local Government" should accompany the copy of the appeal form sent to the:

**Planning Inspectorate, PO Box 326, Bristol BS99 7XF. The fee is £195.00**

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**

**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 **8 January 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 **8 January 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.

2<sup>nd</sup> & 3<sup>rd</sup> Floor, 9 Primrose Gardens, London NW3  
4UJ



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Punjabi

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

اہم: اس فارم کو ہمیں بھیجنے کے لئے وقت کی ایک معیاد ہے۔ اس معیاد کے گزرنے سے پہلے پہلے ہمیں یہ لازمی طور پر مل جانا چاہیے۔ اگر اس فارم کو بھرنے میں آپ کو مدد کی ضرورت ہے تو ہماری رائے ہے کہ آپ مشورہ 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, কারো পরামর্শ নিন।

Chinese

重要通知: 把這份表格寄回給我們是有時間限制的。我們必須在時限過期之前收到這份表格。假若你需要別人幫助你填寫這份表格, 我們建議你尋求指導。

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.

