

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

**OF Vine Cottage  
Gayton Road  
London  
NW3 1TX**

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: Vine Cottage, Gayton Road, London, NW3 1TX**

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 carrying out of works in connection with the extension of the basement beyond the area as approved by planning permission 2009/1622/P dated 08 December 2009.

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) It has not been demonstrated that the adjacent street tree would be adequately protected from harm. As such the unauthorised works to extend the basement are contrary to policies CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework

**Council reference: EN12/0766**

Core Strategy, and policies DP25 (Conserving Camden's heritage) and DP27 (Basements and lightwells) 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**

The notice shall require that within a period of 3 calendar months of the notice taking effect the unauthorised works be removed and excavated basement area be filled in, in accordance with planning permission 2009/1622/P dated 08 December 2009.

**Compliance due date: 24 January 2013**

**6. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **24 October 2012** unless an appeal is made against it beforehand.

**DATED: 12 September 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  
Vine Cottage  
Gayton Road  
London NW3 1TX
2. Risby Limited  
Vine Cottage,  
Gayton Road  
London NW3 1TX
3. Risby Limited  
PO Box 441  
Suite 925A Block 8/9  
Europort  
Gibraltar
4. Mrs Shirlely McCormick  
Risby Limited  
PO Box 441  
Suite 925A Block 8/9  
Europort  
Gibraltar

**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) Regulations 1989 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 £150.00**

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 £150.00**

**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 **24 October 2012**.

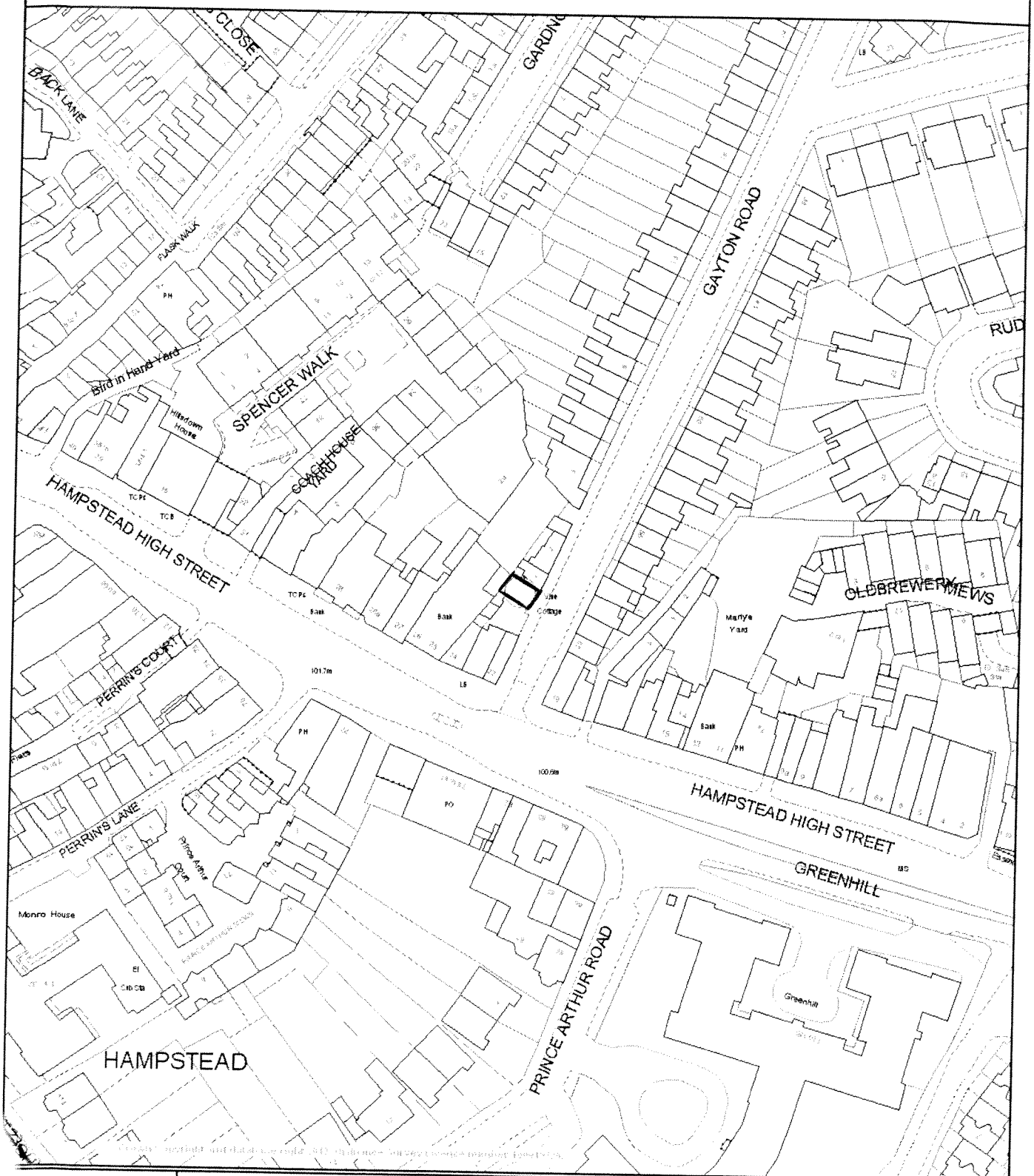
- (a) Send a copy of your appeal to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) Send a second copy of the appeal form and notice to the Council at:

**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 **24 October 2012**, 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.

# VINE COTTAGE, GAYTON ROAD, LONDON NW3 1TX



Reproduced by permission of Ordnance Survey on behalf of HMSO.  
© Crown copyright and database right 2012.  
Ordnance Survey Licence number 100019726.

Scale 1/1250 Date 3/9/2012

Centre = 526539 E 185694 N



## 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 ਲਓ।

## 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 چاہیئے۔ 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.

