

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

OF **Former Lock Keeper's Cottage**
289 Camden High Street
London
NW1 7BX

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: Former Lock Keeper's Cottage, 289 Camden High Street, London, NW1 7BX

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: Unauthorised use of the building as a coffee shop.

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

- a) It appears to the Council that the above breach of planning control has occurred within the last 10 years
- b) The unauthorised use of the building due to the loss of the Canal Information Centre and the resulting link to the history and special character of Regents Canal fails to preserve and enhance the character of the Regents Canal Conservation Area contrary to policy CS14 (High quality places and conserving heritage) of the London Borough of Camden Core Strategy Development Plan Document and

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policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Development Framework Development Policies.

- c) The unauthorised use of the building by reason of the loss of an existing community and tourist facility without the suitable provision of a replacement facility is detrimental to the local community and the tourist economy associated with Regents Canal contrary to policy CS8 (Promoting a successful and inclusive Camden economy) of the London Borough of Camden Core Strategy Development Plan Document and policies DP14 (Tourism development and visitor accommodation) and Policy DP15 (Community and leisure uses) of the London Borough of Camden 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 9 months from the Notice taking effect:

- 1) Cease the current use of the premises or;
- 2) Reinstate an area at ground floor level comprising at least 51% of net usable total floorspace of the Lock Keeper's Cottage to be fully equipped and laid out for the display and provision of information to visitors

Compliance due date: 9 July 2013

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **9 October 2012** unless an appeal is made against it beforehand.

DATED: 28 August 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
Former Lock Keeper's Cottage
289 Camden High Street
London NW1 7BX
2. The Occupier
Former Lock Keeper's Cottage
289 Camden High Street
London NW1 7BX
3. British Waterways Board
64 Clarendon Road
Watford
Hertfordshire
WD17 1DA
4. John Guest
London Waterways
Canal & River Trust
420 Manchester Road
London E14 9ST
5. Starbucks Coffee Company (UK)
Limited
Building 4, Chiswick Park
Chiswick High Road
London W4 5YE

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:

Council reference: EN12/0506

Planning Inspectorate, PO Box 326, Bristol BS99 7XF. The fee is £335.00

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 £335.00

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 **9 October 2012**.

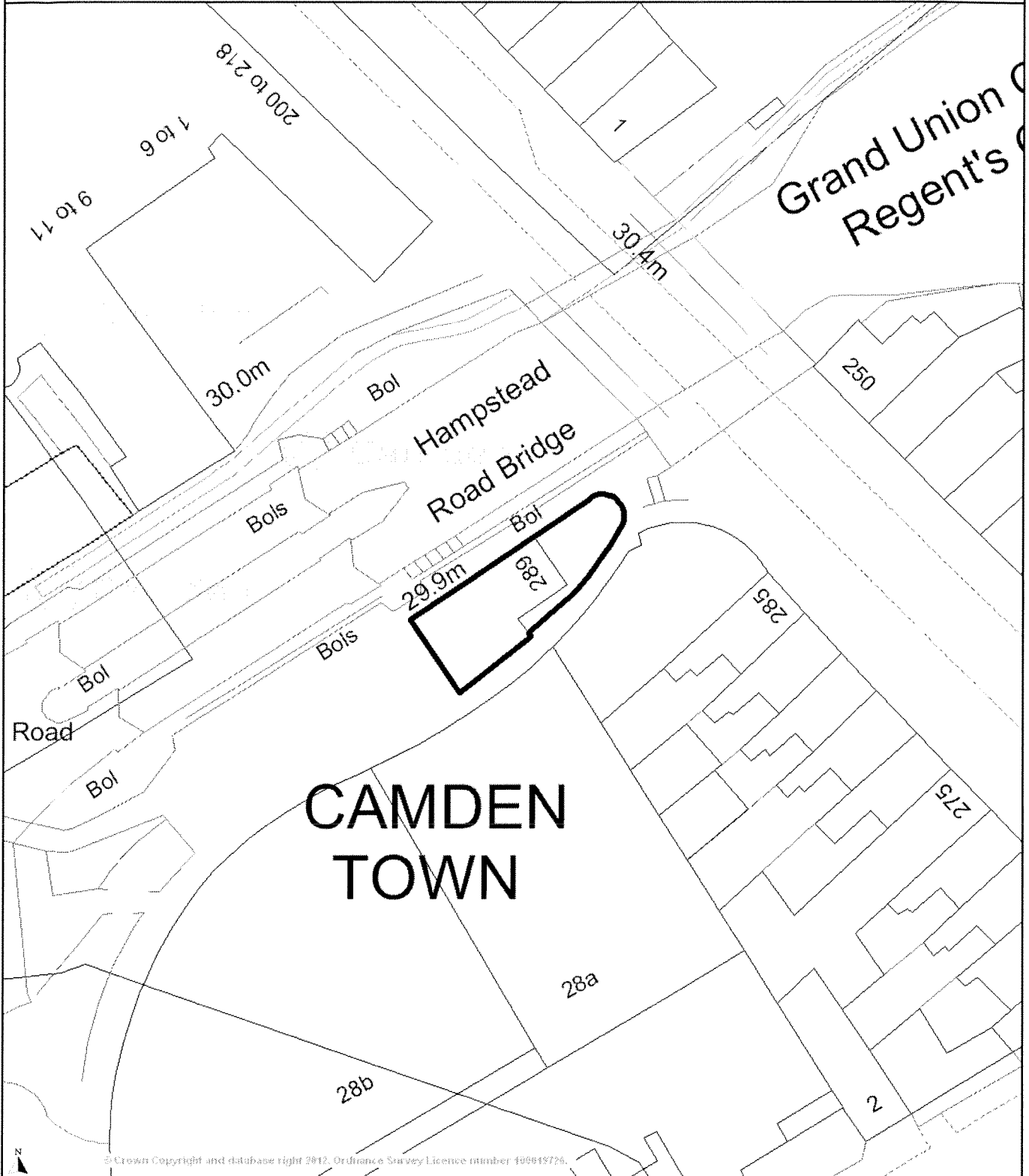
- (a) Send a copy of your appeal to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) Send a second copy of the appeal form and notice to the Council at:

**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 **9 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.

FORMER LOOK KEEPER'S COTTAGE, 289 CAMDEN
HIGH STREET, LONDON NW1 7BX



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Scale 1/500 Date 17/8/2012

Centre = 528719 E 184096 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

ਮਹੱਤਵਪੂਰਨ : ਅਮਨੇ ਆ ਫ਼ੌਰਮ ਮੋਕਲਵਾ ਮਾਟੇ ਸਮਯ ਮਯਾਏ ਓ. ਆ ਸਮਯ ਮਯਾਏ ਪੂਰੀ ਥਾਯ ਤੇ ਪਠੇਲਾਂ ਅਮਨੇ ਤੇ ਮਠੀ ਯਕੁੰ ਯ ਯੋਏਏ. ਯੋ ਤਮਨੇ ਆ ਫ਼ੌਰਮ ਯਰਵਾ ਮਾਟੇ ਮਏਏ-ਨੀ ਯੜਰ ਓਏਯ ਤੋ ਅਮੇ ਤਮਨੇ ਸਲਾਓ ਮੇਯਵਵਾਨੁੰ ਸੂਯਨ ਕਰੀਏ ਈਏ.

Hindi

आवश्यक : इस फ़ॉर्म को हमारे पास भिजवाने की एक समय-सीमा है। उस समय-सीमा के बीतने से पहले हमें यह फ़ॉर्म अवश्य मिल जाना चाहिए। यदि आपको इस फ़ॉर्म 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 پرل جانا چاہیے۔ اگر اس فارم کو بھرنے میں آپ کو مدد کی ضرورت ہے تو ہماری رائے ہے کہ آپ مشورہ حاصل کریں۔

Bengali

ਜ਼ਰੂਰੀ: 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 পুস্তাব, 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.

