

THE LONDON BOROUGH OF CAMDEN

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
(AS AMENDED)

LISTED BUILDING ENFORCEMENT NOTICE – EN12/0393

OF **44 Chalcot Crescent**
London
NW1 8YD

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: 44, Chalcot Crescent, London, NW1 8YD

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

3. **THE CONTRAVENTION ALLEGED.**

Without listed building consent:

(Note that the references highlighted in bold below to 'action' or 'no action' are references to the requirements set out in section 5 of the notice).

External

1. The removal of the original roof including removal of Welsh slates, supporting structure, timbers from roof - Action
2. Removal of modern velux rooflight from rear roofslope – No action.

Raised ground floor

3. Hallway: The damage and removal of some timber floorboards - Action
4. Front room: The complete removal of existing ceiling plaster together with the removal of all wall plaster (lime mortar and laths) – Action
5. Front room: The removal of parts of the timber skirting and removal of cornicing and ceiling rose - Action
6. Front room: The removal and damage to timber floorboards - Action
7. Front room: The removal of the timber door between hallway and front room, the timber bi-folding timber doors from between the front and rear rooms and damage to the door frame - Action.

8. Rear room: The removal of the marble fireplace, hearth and stone floor inset (similar to the fire surround, hearth and stone floor inset) one shown in photos of planning application at 40 Chalcot - 2012/0906/P) - Action.
9. Rear room: The removal of part of the ceiling plaster and a section of cornicing - Action.
10. Rear room: The removal of the timber door from the rear room and hallway - Action.

First floor

11. WC: Removal of timber door to hallway (incorporating historical glass) - Action.
12. Front room: The removal of existing ceiling plaster together with the removal of all wall plaster (lime plaster & laths) and removal of modern timber cupboard and shelves – Part Action.
13. Front room: The removal of the timber door between hallway and front room - Action.
14. Rear room: The removal of existing ceiling plaster together with the removal of all wall plaster (lime plaster and laths), skirting and cornicing and removal of modern timber cupboards – Part Action.
15. Rear room: Removal of door between rear room and hallway - Action.
16. Bathroom: The removal of plaster to walls and ceilings and removal of timber door between bathroom and hallway - Action.

Second floor

17. Front room: The removal of ceiling joists, ceiling plaster together with the removal of all wall plaster (lime plaster & laths) - Action.
18. Front room: The removal of part of the timber window frames - Action.
19. Front room: The removal of fire place, surround and hearth - Action.
20. Front room: Removal of the timber door between front room and en-suite and timber door between the front room and landing - Action.
21. Rear room: The removal of timber door between hallway and rear room - Action.
22. Rear room: The removal of ceiling joists, existing ceiling plaster together with the removal of all wall plaster (lime plaster & laths), removal of skirting and lath and plaster to ceiling - Action.
23. Rear room: Damage to timber window surrounds - Action.
24. Rear room: The removal of fireplace, surround and hearth - Action.
25. Rear room en-suite: The removal of plaster to walls and ceilings - Action.
26. Landing: Removal of existing ceiling plaster together with the removal of all wall plaster (lime plaster & laths) - Action.

Third floor

27. Attic room: The removal of the floor between the attic room and the floor below, floorboards, plaster to walls and ceiling (lime plaster & laths) - Action.
28. Attic room: The removal of door between hallway and attic room and the door between attic room and water tank - Action.

29. Landing: Removal of existing ceiling plaster together with the removal of all wall plaster - Action.

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
- b) The unauthorised works to this grade II listed property are considered to have a detrimental impact on the special architectural and historic interest of the listed building, and that, if allowed, would be harmful and set an unwelcome precedent for alterations to listed buildings contrary to policy DP24-Securing high quality design, DP25-Conserving Camden's heritage and CS14-Promoting high quality places and conserving our heritage of the London Borough of Camden Local Development Framework 2010 and Camden Planning Guidance, chapter 3- Heritage.

5. WHAT YOU ARE REQUIRED TO DO

Within a period of 9 months:

(item number refers to the enforcement notice list)

1. Reinststate the roof to its previous form and in materials to match the original. (Item 1 & 2)
2. Repair and reinststate the timber floorboards in the hallway at ground floor level (Item 3)
3. Reinststate the ceiling plaster and all wall plaster (lime mortar and laths) to its previous form and in materials to match the original in the front room at ground floor level. (Item 4)
4. Reinststate and repair the timber skirting, cornicing and ceiling rose in the front room to its previous form and in materials to match the original at ground floor level. (Item 5)
5. Repair and reinststate the timber floorboards in the front room at ground floor level. (Item 6)
6. Reinststate the timber door between hallway and front room, the timber bi-folding timber doors from between the front and rear rooms and repair the damage to the door frame with the salvaged doors stored in the house. (Item 7)
7. Reinststate and repair the marble fireplace, hearth and stone floor inset which are stored in the house to its previous form and in materials to match the original in the rear room at ground floor level. (Item 8)
8. Reinststate and repair the ceiling plaster and cornicing to its previous form and in materials to match the original in the rear room at ground floor level. (Item 9)
9. Reinststate the timber door from the rear room and hallway at ground floor level with the salvaged and repaired door which is stored in the house. (Item 10)

10. Reinstatement of the timber door between the hallway and the WC at first floor level with the salvaged door which is stored in the house. (Item 11)
11. Reinstatement of ceiling plaster and wall plaster (lime plaster & laths) to their previous form and in materials to match the original at first floor level in the front room. (Item 12)
12. Reinstatement of the timber cupboard and shelves where possible with the salvaged material stored in the house. (Item 12)
13. Reinstatement and repair of the ceiling plaster and wall plaster (lime plaster and laths), skirting and cornicing to their previous form and in materials to match the original at first floor level in the rear room. (Item 14)
14. Reinstatement of the timber door between hallway and front room at first floor level with the salvaged door stored in the house. (Item 15)
15. Reinstatement of the timber door between the rear room and hallway at first floor level with the salvaged door stored in the house. (Item 15)
16. Reinstatement of the plaster to walls and ceilings in the bathroom at first floor level to its previous form and in materials to match the original. (Item 16)
17. Reinstatement of the timber door between bathroom and hallway with the salvaged timber door stored in the house at first floor level. (Item 16)
18. Reinstatement and repair of the timber ceiling joists, ceiling plaster and wall plaster (lime plaster & laths) to their previous form and in materials to match the original in the front room at second floor level. (Item 17)
19. Reinstatement and repair of the timber window frames in the front room at second floor level to their original state and in materials to match the original. (Item 18)
20. Reinstatement of the fire place, surround and hearth to their previous form and in materials to match the original in the front room at second floor level. (Item 19)
21. Reinstatement of the timber door between front room and en-suite, the timber door between the front room and landing and the timber door between the hallway and rear room at second floor level with the salvaged timber doors stored in the house. (Item 20+21)
22. Reinstatement and repair of the ceiling joists, ceiling plaster and wall plaster (lime plaster & laths), skirting and any cornicing to their previous form and in materials to match the original at second floor level. (Item 22)
23. Repair of the timber window surrounds in the rear room at second floor level to match their previous form and in materials to match the original. (Item 23)
24. Reinstatement of the fireplace, surround and hearth in the rear room at second floor level to their previous form and in materials to match the original. (Item 24)
25. Reinstatement of the plaster to walls and ceilings in the en-suite in the rear room at second floor level. (Item 25)
26. Reinstatement of the ceiling plaster and wall plaster (lime plaster & laths) to match their previous form and in materials to match in the landing at second floor level. (Item 26)
27. Reinstatement and repair of the floor between the attic room and the second floor, reinstatement of all floor joists, floorboards, plaster to walls and ceiling (lime plaster & laths) in the attic room to their previous form and in materials to match the original in attic room. (Item 27)

28. Reinstate the timber door between hallway and attic room and the door between attic room and water tank with the salvaged doors stored in the house. (Item 28)
29. Reinstatement of all ceiling plaster and wall plaster in the hallway at attic level to their previous state and in materials to match the original. (Item 29)

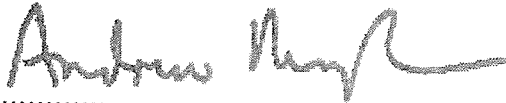
Compliance due date: 10 June 2013

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **10 September 2012**, unless an appeal is made against it beforehand.

DATED: **30 July 2012**

Signed.....



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

THIS LISTED BUILDING ENFORCEMENT NOTICE HAS BEEN SERVED ON:

1. The Owner
44 Chalcot Crescent
London
NW1 8YD
2. The Occupier
44 Chalcot Crescent
London
NW1 8YD
3. Mildred Baer Goldsmith Palley
44 Chalcot Crescent
London
NW1 8YD
4. James M. Kennedy
44 Chalcot Crescent
London
NW1 8YD
5. Sasha C. Kennedy
44 Chalcot Crescent
London
NW1 8YD

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.

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 before **10 September 2012**.

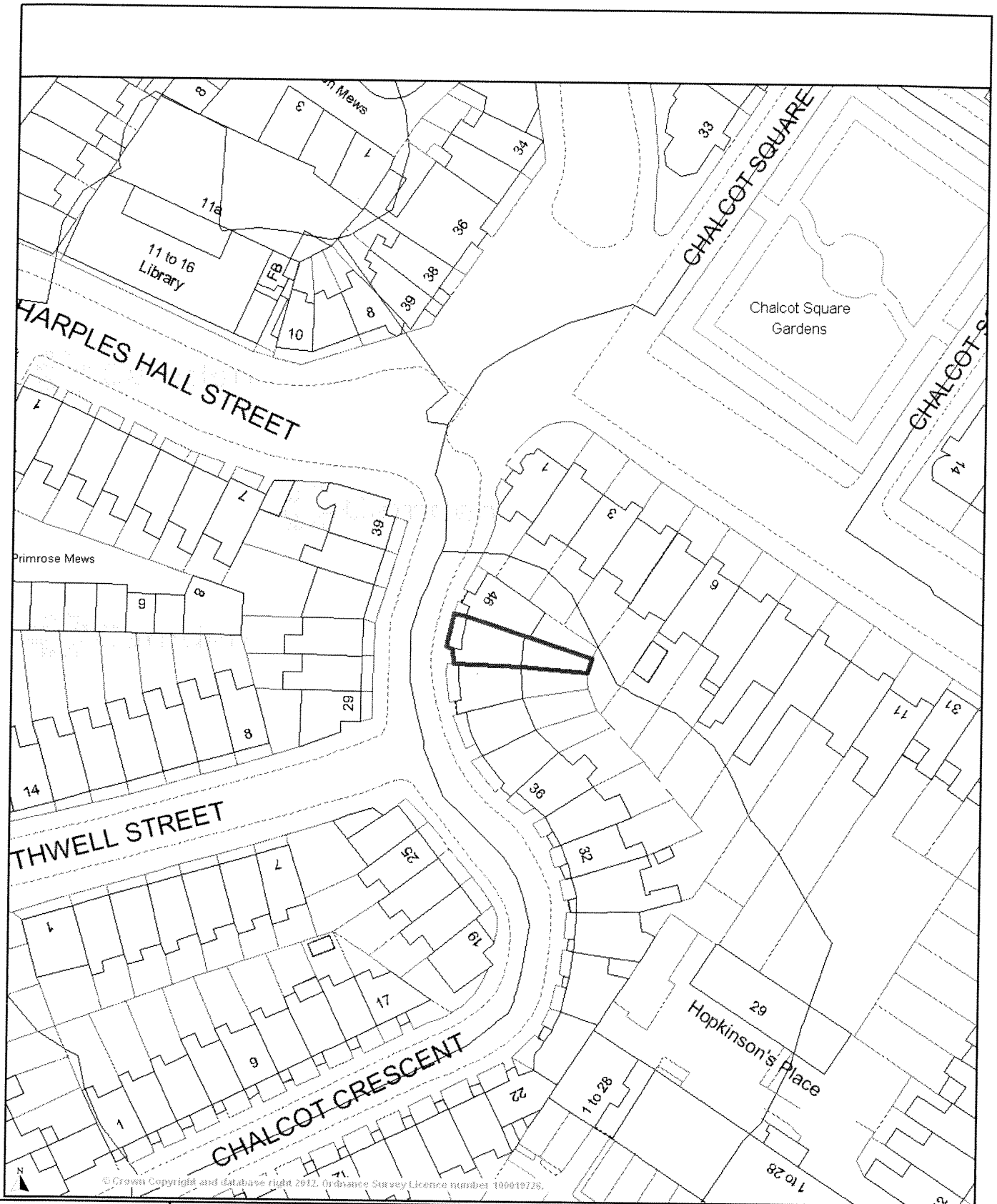
- (a) Send a copy of your appeal to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) Send a second copy of the appeal form and notice to the Council at:

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

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 **10 September 2012**, 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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Scale 1/750 Date 5/7/2012

Centre = 527978 E 184026 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

ਮੁੱਖਤਵ: ਅਮਨੇ ਆ ਫ਼ੋਰਮ ਮੋਕਲਵਾ ਮਾਟੇ ਸਮਯ ਮਯਾਫ਼ਾ ਓ. ਆ ਸਮਯ ਮਯਾਫ਼ਾ ਪੂਰੀ ਥਾਯ ਤੇ ਪਠੇਲਾਂ ਅਮਨੇ ਤੇ ਮਠੀ ਯਥੁੰ ਯ ਯੋਓਐ. ਯੋ ਤਮਨੇ ਆ ਫ਼ੋਰਮ ਯਰਵਾ ਮਾਟੇ ਮਏਏ-ਨੀ ਯੜੜ ਭੋਯ ਤੋ ਅਮੇ ਤਮਨੇ ਸਲਾਭ ਮੇਯਵਵਾਨੁੰ ਸੂਯਨ ਕਰੀਐ ਓਯੀਐ.

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 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.

