

THE LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ENFORCEMENT NOTICE – EN11/0360

OF 11 Richborough Road
London
NW2 3LU

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: 11 Richborough Road, London, NW2 3LU

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: Erection of single storey detached building in rear garden laid out as a self-contained dwelling.

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 development, by virtue of its height, bulk, mass and design, is detrimental to the character and appearance of the host property and the surrounding area. The development is therefore contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the Core Strategy and Policy DP24 (Securing high quality design) of the London Borough Development Policies of the Camden Local Development Framework 2010.

- c) The outbuilding by virtue of its location, design and relationship with surrounding buildings provides substandard accommodation with inadequate natural light and insufficient levels of privacy to the detriment of the amenity of current and future residential occupiers, contrary to policies CS5 (Managing the impact of growth and development), CS6 (Providing quality homes) and CS14 (Promoting high quality places and conserving) of the London Borough of Camden Core Strategy Development Plan Document and policy DP26 (Managing the impact of developers on occupiers and neighbours) of the London Borough of Camden Development Framework Development Policies.
- d) The residential unit, by reason its location and relationship with the host building and neighbouring occupiers, is detrimental to the amenity of neighbouring occupiers in terms of overlooking and levels of privacy contrary to policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Core Strategy Development Plan Document and policy DP26 (Managing the impact of developers on occupiers and neighbours).
- e) The residential unit would be likely to result in an unacceptable impact on the local transport system to the detriment of the Council's aims of promoting sustainable transport, contrary to policy CS11 (Promoting Sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy; DP16 (The transport implications of development) and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- f) The residential unit fails to incorporate sustainable design and construction methods or meet Code for Sustainable Homes Level 3 to the detriment of the Council's aim of promoting sustainable design and construction, contrary to policy CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and DP23 (Water) 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.

Council reference: EN11/0360

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

Within a period of 4 months from this enforcement notice taking effect:

Completely remove the building from the site and all associated debris.

Compliance due date: 30 December 2012

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **30 August 2012** unless an appeal is made against it beforehand.

DATED: 19 July 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
11 Richborough Road
London
NW2 3LU
2. The Occupier
11 Richborough Road
London
NW2 3LU
3. George Kevork Cherchian and
Gayneh Hourik Cherchian
12 Cricklewood Broadway
London
NW2 3HD
4. George Kevork Cherchian and
Gayneh Hourik Cherchian
2b Beech Hill
Barnet
Herts
EN4 0JP
5. Andre Vigier
Rear Garden Flat
11 Richborough Road
London
NW2 3LU

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 £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:

Council reference: *EN11/0360*

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 **30 August 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:

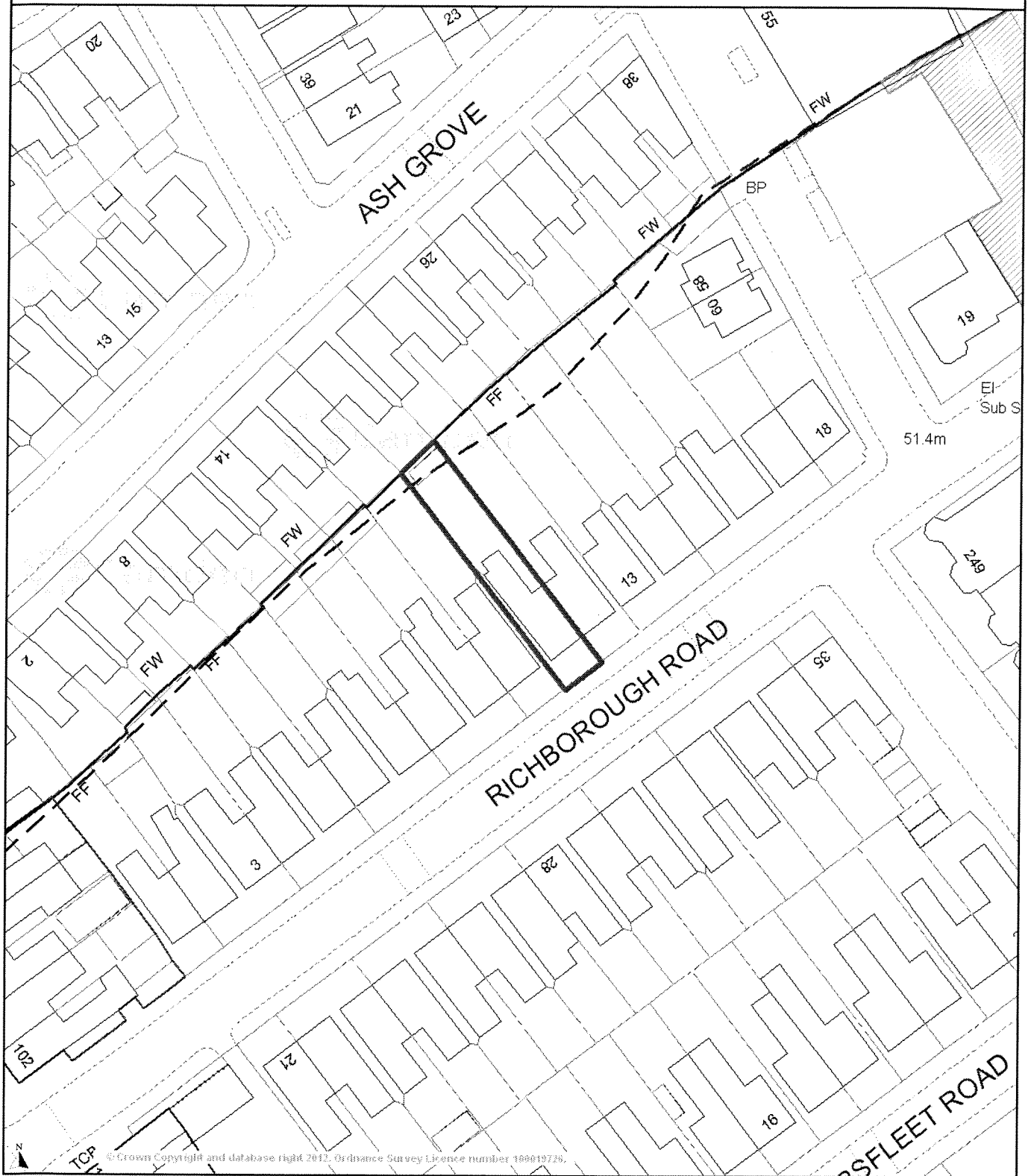
**Planning Services
Culture and Environment Department
London Borough of Camden
Town hall
Argyle Street
London WC1H 8EQ**

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on **30 August 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.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.

11 RICHBOROUGH ROAD, LONDON NW2 3LU



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Scale 1/750 Date 25/6/2012

Centre = 524048 E 185600 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

ਮੁੱਖਤਵਨੂੰ : ਅਮਨੇ ਆ ਫ਼ੋਰਮ ਮੋਕਲਵਾ ਮਾਟੇ ਸਮਯ ਮਯਾਏ ਓ. ਆ ਸਮਯ ਮਯਾਏ ਪੂਰੀ ਥਾਯ ਨੇ ਪਠੇਲਾਂ ਅਮਨੇ ਨੇ ਮਠੀ ਯਯੁੰ ਯ ਯੋਏਯੇ. ਯੋ ਤਮਨੇ ਆ ਫ਼ੋਰਮ ਯਰਵਾ ਮਾਟੇ ਮਏਣੀ ਯੜਰ ਡੋਯ ਨੋ ਅਮੇ ਤਮਨੇ ਸਲਾਭ ਮੇਯਵਾਨੂੰ ਸੂਯਨ ਕਰੀਯੇ ਓਯੇ.

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 پرل جانا چاہیے۔ اگر اس فارم کو بھرتے ہیں 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.

