

THE LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ENFORCEMENT NOTICE – EN11/0958

**OF 88A Camden Road
London
NW1 9EA**

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: 88A Camden Road, NW1 9EA

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 basement as a self-contained residential unit.
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 self-contained residential unit at basement level provides substandard accommodation with inadequate floorspace, natural light and ventilation 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

Council reference: EN11/0958

occupiers and neighbours) of the London Borough of Camden Development Framework Development Policies.

- c) The self-contained residential unit results 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.

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

Cease the use of the basement as residential accommodation and remove the associated fixtures and fittings.

Compliance due date: 31 January 2012

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **31 July 2012** unless an appeal is made against it beforehand.

DATED: 19 June 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
88a Camden Road
London
NW1 9EA
2. The Occupier
88a Camden Road
London
NW1 9EA
3. Battlehome Limited
1318 High Road
Whetstone
London
N20 9HP
4. Battlehome Limited
Brosnan House
175 Darkes Lane
Potters Bar
Hertfordshire
EN6 1BW
5. J.O.C Properties Limited
4a Brompton Place
London
SW3 1QE
6. Brendan Carolan
135a Leighton Road
London
NW5 2RD
7. J.O.C Properties
Kings Parade
Lower Coombe Street
Croydon
Surrey
CR0 1AA
8. Premier Home Loans Limited
14-15 Quarry Street
Guildford
Surrey
GU1 3UY
9. KBC Bank Ireland Plc
Sandwith Street
Dublin 2
Eire
10. KBC Homeloans Limited
Sandwith Street
Dublin 2
Eire
11. Premier Home Loans Limited
Sandwith Street,
Dublin 2
Eire

12. Regent 2000 Properties Limited
84 Camden Road
NW1 9EA

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

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

**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 **31 July 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

Council reference: *EN11/0958*

London WC1H 8EQ

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on **31 July 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 an enforcement notice, which has taken effect, can result in prosecution and/or remedial action by the Council.

88a CAMDEN ROAD NW1 9EA

EN11/0958



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

Scale 1/1055 Date 3/4/2012

Centre = 529177 E 184113 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 چاہیے۔ اگر اس فارم کو بھرنے میں آپ کو مدد کی ضرورت ہے تو ہماری رائے ہے کہ آپ شور و 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.

