

RECEIVED 11 OCT 2004

The Company Secretary
Bigger and Better Properties Limited
1-2 Temple Fortune Parade
Bridge Lane
London
NW11 0QN

Date: 8th October 2004
Our Ref: EN04/0283
Inquiries to: John Nicholls
Telephone No: 020 7974 2843

Dear Sir or Madam,

**Town and Country Planning Act 1990
5 Acton Street, London, WC1**

I refer to my letter dated 11th June 2004 to the property itself, and subsequent complaints from local residents regarding the unauthorised development built at the above mentioned property.

My letter of 11th June 2004 addressed the unauthorised erection of Upvc windows on the front and eastern flank elevations of the property, however, after a more recent site visit, I have noticed that there are many other breaches of planning control as well as the Upvc windows. These range from the erection of a bungalow in the former garage area at the rear of the property which is built too high and without an amenity space which also provided natural light to the rear rooms. The fenestration pattern on the rear elevation is not built in accordance with the approved plans, and there is no approval for these to be Upvc. The windows on the ground floor western flank were to be blocked up to 1.7 metres, and then glass blocked to cover the rest of the opening. Then the windows on the first floor of the property were to be opaque glazed, fixed shut, with a small opening at the top. At present the ground floor windows are not blocked up, but are opaque glazed. The plans are also annotated for the front elevation windows to be made from timber, and there is no record of there being a roof terrace permitted at the rear, which is obvious from the newly erected trellis fence which facilitates this use.

The list above demonstrates that you have not built what was originally granted consent on 25th April 2002 (Ref: PSX0004767/R4), but have gone way beyond and hence the Council considers the whole development to be unauthorised. Therefore, the Council considers that the development in its current form, would require a new planning application to be submitted because it is materially different to what was originally approved. Furthermore, such an application would be unlikely to gain a favourable recommendation to the Council's General Purposes (Development Control) Sub Committee.

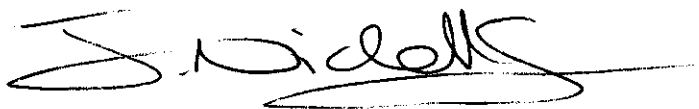


Therefore, I would request that you implement the scheme that was approved under the above planning permission or I will consider taking enforcement action in order to resolve this matter. I would therefore request, that you contact me **within 14 days** of the date of this letter on the telephone number above, in order to organise a date for when these works can be carried out.

I would also like to arrange a site visit to the property along with a colleague from the Council's Environmental Health Division in order to inspect in particular the bungalow at the rear which may not have sufficient natural light to meet the housing regulations.

I trust this information is of use and is given without prejudice to any future decision made by the Council's General Purposes (Development Control) Sub Committee.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J. Nicholls', with a long horizontal flourish extending to the right.

John Nicholls
Planning Enforcement Officer
For the Director, Environment Department

CC – Environmental Health, Camden Council
Audrey Graham, Records Team / Statutory Register
Karen Rollings, Land Charges Department