

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

OF 72-74 Parkway
London
NW1 7AH

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: 72-74 Parkway London NW1 7AH

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: The unauthorised increase in the height and depth of the first and second floor rear extension and increase in the depth and detailed design of the roof extension relative to planning permission ref: 2011/2373/P.
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 unauthorised rear extension, due to its scale is an excessively bulky and obtrusive feature which has a detrimental impact on the appearance of the host building and the character and appearance of the Conservation Area. The works are contrary to policies CS14 (Promoting high Quality Places and Conserving Our Heritage) of the London Borough of Camden Local Development Framework

Core Strategy; and DP24 (Securing High Quality Design) and DP25 (Conserving Camden's Heritage) and the London Borough of Camden Local Development Framework Development Policies.

- c) The unauthorised roof extension, due to its scale, bulk and detailed design is an incongruous and discordant feature which has a detrimental impact on the appearance of the building and the character and appearance of the Conservation Area. The works are contrary to policies CS14 (Promoting high Quality Places and Conserving Our Heritage) of the London Borough of Camden Local Development Framework Core Strategy; and DP24 (Securing High Quality Design) and DP25 (Conserving Camden's Heritage) and the London Borough of Camden Local Development Framework Development Policies.
- d) The unauthorised works at first and second floor level, by reason of their height and location, would cause an unacceptable reduction in access to sunlight and daylight to habitable rooms of neighbouring properties to the detriment of the amenity of occupiers. The works therefore fail to comply with Policy CS5 (Managing the impact of Growth and Development) of the London Borough of Camden Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- e) The unauthorised works at first and second floor level, by reason of their height and location, would cause an unacceptable sense of enclosure to the detriment of the amenity of occupiers. As a result the works fail to comply with Policy CS5 (Managing the impact of Growth and Development) of the London Borough of Camden Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) 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

Within **two months** of when the notice becomes effective the following steps are taken:

1. The first and second floor extension shall either be completely removed or implement the development in accordance with the approved scheme ref: 2011/2373/P as shown on the drawing ref: 1026E 003a and 1026E 004A.

Council reference: EN13/1311

2. The roof extension shall either be completely removed or implement the development in accordance with the planning permission ref: 2011/2373/P as shown on plans ref: 1026E 004A.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **03 March 2014** unless an appeal is made against it beforehand.

DATED: 20 January 2014

Signed Frances Wheat

Head of service, Development Management, Culture and Environment on behalf of the London Borough of Camden, Town Hall, Judd Street, London WC1H 9LP

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, Deemed Applications, Requests and Site Visits) (England) Regulations 2012/No.2920 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 twice to the "London Borough of Camden", as the Local Planning Authority.

If you wish to appeal under Ground (a), 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 £195.00.

The TOTAL FEE payable is £390.00 (i.e. £195.00 x 2 roof and rear extension)

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 **03 March 2014**.

- (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

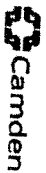
If you do not appeal against this enforcement notice, it will take effect on **03 March 2014**, and you must then ensure that the required steps for complying with it, for which you may held responsible, are taken within the period specified in the notice. Failure to comply with an enforcement notice, which has taken effect, can result in prosecution and/or remedial action by the Council.

THIS ENFORCEMENT NOTICE HAS BEEN SERVED ON:

	[REDACTED]
2.	[REDACTED]
3.	[REDACTED]

	[REDACTED]
4.	[REDACTED]
5.	[REDACTED]
6.	[REDACTED]

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.



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Scale 1/1250

Centre = 528733 E 183735 N

Date 9/1/2014



Punjabi
ਜਗ੍ਹਗੀ: 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 ਲਵੋ।

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 ख़ाते 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
اجم: اس فارم کو ہمیں بھیجنے کے لئے وقت کی ایک سیار ہے۔ اس سیار کے گزرنے سے پہلے ہمیں یہ فارم پُر کرنا چاہیے۔ اگر اس فارم کو بھرنے میں آپ کو مدد کی ضرورت ہے تو ہماری رائے ہے کہ آپ ضرور مدد 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 আপনাকে সাহায্যের দরকার হয় তাহলে আমাদের পক্ষাৎ, কোনো পরামর্শ নিন।

Chinese
重要通知: 把這份表格寄回給我們是有時間限制的。我們必須在期限之前收到這份表格。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 We must receive it before the time expires. If you need to filling in this form, we suggest you get advice.

