

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

BREACH OF CONDITION NOTICE

SERVED BY: LONDON BOROUGH OF CAMDEN ("the Council")

TO: ELIE ABDOLEZER AND GENIEVE MARGARET LAIDMAN
21 Bromwich Avenue
London
N6 6QH

1. **THIS NOTICE** is served by the Council under section 187A of the above Act, because they consider that a conditions imposed on a grant of planning permission, relating to the land described in paragraph 2 below, have not been complied with. The Council consider that you should be required to comply with the conditions specified in this Notice. The Annex at the end of this notice contains important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at: 21 Bromwich Avenue, London N6 6QH being land shown outlined in black on the attached plan.

3. THE RELEVANT PLANNING PERMISSION

The relevant Planning Permission to which this Notice relates is Planning Permission Ref: 2012/3634/P dated 28 November 2012.

A copy of the relevant Planning Permission is attached.

4. THE BREACH OF CONDITION

The following condition has not been complied with:

Condition 4 of permission 2012/3634/P has not been complied with and has been breached as the window in the side dormer is not fixed shut and is not of obscured glass.

5. WHAT YOU ARE REQUIRED TO DO

As the person responsible for the breach(es) of condition specified in Paragraph 4 of this Notice, you are required to comply with the stated conditions by taking the following steps:-

1. To ensure that the side dormer window is permanently obscure glazed and fixed shut up to a height of 1.7m above the floor of the room in which the windows are installed shall be permanently retained and maintained thereafter.

Period for compliance:-

1 month beginning with the day on which this notice is served on you.

6. WHEN THIS NOTICE TAKES EFFECT.

This notice takes effect immediately it is served on you or you receive it by postal delivery.

Dated : 10 January 2013

Frances Wheat

(Signed).....

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

ANNEX

WARNING

THIS NOTICE TAKES IMMEDIATE EFFECT ONCE IT IS SERVED ON YOU IN PERSON OR ON THE DAY YOU RECEIVED IT BY POST.

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE FOR THE ENVIRONMENT AGAINST THIS NOTICE.

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates' Court, for which the maximum penalty is £2,500 for a first offence and for any subsequent offence. If you are in doubt about what this notice requires you to do, you should get in touch immediately with the Council's nominated office to deal with enquiries :

Angela Ryan, Development Control, Culture and Environment Department, London Borough of Camden, Town Hall, Argyle Street, London WC1H 8EQ – 0207 974 3236 or angela.ryan@camden.gov.uk.

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the Notice, you may only do so by an application to the High Court for judicial review.

DO NOT LEAVE YOUR RESPONSE TO THE LAST MINUTE.



**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Francis Birch
Francis Birch Architects
11 North Hill Avenue
London
N6 4RJ

Application Ref: **2012/3634/P**
Please ask for: **Philip Neising**
Telephone: 020 7974 **1908**

28 November 2012

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted subject to a Section 106 Legal Agreement and Warning of Enforcement Action

Address:
21 Bromwich Avenue
London
N6 6QH

Proposal:
Amendments to the side and rear dormer roof extensions to a dwellinghouse (Class C3)
approved on 07/02/2011 (ref. 2010/6777/P).
Drawing Nos: PC/GL 2012-2001 rev D01; 2012-2002 rev D01; 2012-2003 rev D01; 2012-
2004 rev D03; 2012-2005 rev D03; 2012-2006 rev D03; 2012-2007 rev D03; 2012-2008 rev
D03; 2012-2009 rev D01; 2012-2010 rev D01; 2012-2011 rev D02; 2012-2012 rev D02;
2012-2013 rev D01; 2012-2014 rev D01; Design and Access Statement rev D01 dated
June 2012 prepared by Francis Birch Architect.

The Council has considered your application and decided to grant permission subject to the
following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three



years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: PC/GL 2012-2001 rev D01; 2012-2002 rev D01; 2012-2003 rev D01; 2012-2004 rev D03; 2012-2005 rev D03; 2012-2006 rev D03; 2012-2007 rev D03; 2012-2008 rev D03; 2012-2009 rev D01; 2012-2010 rev D01; 2012-2011 rev D02; 2012-2012 rev D02; 2012-2013 rev D01; 2012-2014 rev D01; Design and Access Statement rev D01 dated June 2012 prepared by Francis Birch Architect.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The side dormer window, as denoted on approved plan 2007-D03, shall be permanently obscure glazed and fixed shut up to a height of 1.7m above the floor of the room in which the windows are installed before occupation of the building hereby permitted and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS1 (Distribution of growth) and CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to

Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development); CS6 (Providing quality homes); CS13 (Tackling climate change through promoting higher environmental standards); CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP22 (Promoting sustainable design and construction); DP24 (Securing high quality design); DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444

21 Bromwich Avenue, London N6 6QH



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