

Date: 6<sup>th</sup> November 2013  
Contact: Gary Bakall  
Direct Line: 020 7974 5618  
Our Ref.: EN13/1049

**Development Management  
Planning Services**  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 020 7278 4444  
Fax 020 7974 1975  
[Env.devcon@camden.gov.uk](mailto:Env.devcon@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Company Secretary  
Tiuta Properties Ltd.  
75 Hoe Street  
LONDON  
E17 4SA

Dear Sir or Madam,  
**Town and Country Planning Act 1990.**  
**Re: 8 Manstone Road, London NW2**

It has come to the attention of the Council that the above property is in use as separate self contained flats and non self contained flats without the necessary benefit of planning permission.

In the circumstances please find enclosed a Planning Contravention Notice for your attention.

Please note that it is an offence to fail, without reasonable excuse, to comply with any requirement of this notice within twenty-one days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine of £1,000. Continuing failure to comply following a conviction constitutes a further offence.

It is also an offence knowingly or recklessly to give information, in response to this notice, which is false or misleading in a material particular. The maximum penalty on conviction of this offence is a fine of £5,000.

If you wish to discuss anything, please do not hesitate to contact me on 020-7974-5618.

Yours faithfully

  
Gary Bakall

**For the Director,  
Culture & Environment Department**



**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

The London Borough of Camden Council

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the  
PLANNING AND COMPENSATION ACT 1991)**

**PLANNING CONTRAVENTION NOTICE**

Address of the Land: 8 Manstone Road London NW2 3XG

1. It appears to the London Borough of Camden Council ("the Council"), being the local planning authority for the purposes of section 171C of the Town and Country Planning Act 1990 ("the Act"), that there may have been a breach of planning control in respect of the land described in Schedule 1 below ("the land").
2. The breach of planning control, which may have occurred, is specified in Schedule 2 below.
3. This notice is served on you as a person who-
  - (1) is the owner or occupier of the land or has any other interest in it; or
  - (2) is carrying out operations in, on, over or under the land or is using it for any purpose.
4. In exercise of their powers under Section 171C(2) and (3) of the Act the Council require you, so far as you are able, to give them the following information in writing *within twenty-one days*, beginning with the day on which this notice was served on you:
  - (i) *State the uses that the building is currently used for, e.g. ground floor studio flat at front, non self contained bedsitting rooms that share a bathroom; First Floor 2 one bedroom flats, 2 non-self contained bedsits that share a bathroom; in garden two residential units, etc, etc;*
  - (ii) *State for how long each of the uses (individual flats or bedsits) has existed. Please provide documentary evidence in the form of rent/lease agreement, utility bills, etc, etc for each separate unit;*
  - (iii) *State the facilities in each unit when you purchased it and what facilities or improvements you have undertaken. Please provide corroboratory evidence.*
  - (iv) *Provide a drawing showing the layout of the property including w.c.s, bathrooms & kitchens within the units when you acquired it and another showing any alterations that you have made including dates and what residential units created;*
  - (v) *Give any information held as to any planning permission for any building works or for any use of the building as separate flats or house in multiple occupation, or any reason for*

*planning permission not being required for use of the building as separate flats or house in multiple occupation. Please provide documentary evidence;*

- (vi) *State the nature of your interest (if any) in the land and the name and address of any other person known to have an interest in the land, including freeholders, leaseholders, tenants, licensees, occupiers, mortgagees and mortgagors;*

If you wish to make-

(a) an offer to apply for planning permission, or too  
refrain from carrying out any use or activities; or

(b) any representations about this notice,

Please contact **Gary Bakall** on **020-7974-5618**

Dated:

06/11/13

Signed.....



Council's authorised officer

### **SCHEDULE 1**

Land to which this notice relates

8 Manstone Road, London NW2 3XG .

### **SCHEDULE 2**

Suspected breach of planning control

1. The subdivision or self-containment of the property.
2. Change of Use from House in Multiple Occupation to self contained flats

### *WARNING*

1. It is an offence to fail, without reasonable excuse, to comply with any requirement of this notice within twenty-one days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine of £1,000. Continuing failure to comply following a conviction will constitute a further offence.

2. It is also an offence knowingly or recklessly to give information, in response to this notice, which is false or misleading in a material particular. The maximum penalty on conviction of this offence is a fine of £5,000.

### *ADDITIONAL INFORMATION*

3. If you fail to respond to this notice, the Council may take further action in respect of the suspected breach of planning control. In particular, they may issue an enforcement notice, under section 172 of the 1990 Act, requiring the breach, or any injury to amenity caused by it, to be remedied.

4. If the Council serve a stop notice, under section 183 of the 1990 Act, section 186(5)(b) of the Act provides that should you otherwise become entitled (under section 186) to compensation for loss or damage attributable to that notice, no such compensation will be payable in respect of any loss or damage which could have been avoided had you given the Council the information required by this notice, or had you otherwise co-operated with the Council when responding to it.

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