

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

OF Flat 1A  
80 Cricklewood Broadway  
London  
NW2 3EP

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: Flat 1A, 80 Cricklewood Broadway, London NW2 3EP  
  
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: Use of garage at rear as self contained flat
4. **REASONS FOR ISSUING THIS NOTICE:**
  - a) It appears to the Council that the above breach of planning control has occurred within the last four years.
  - b) The garage by virtue of its size, materials and design provides substandard accommodation with inadequate natural light and insufficient levels of insulation 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  
occupiers and neighbours) of the London Borough of Camden  
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**

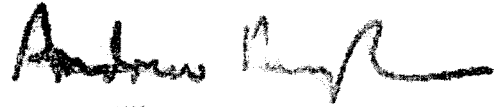
Within **two months** from the date of this notice the use of the rear  
garage as a self contained residential flat to permanently cease and all  
fixtures and fittings relating to the residential use including bathroom  
and kitchen fittings to be removed permanently from site

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **22 August 2013** unless an appeal is made  
against it beforehand.

DATED: 11 July 2013

Signed.....



Head of Legal Services, on behalf of the London Borough of  
Camden, Town Hall, Judd Street, London WC1H 9LP.

Council reference: EN13/0780

**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 £385.00.

**The TOTAL FEE payable is £770.00 (i.e. £385.00 x 2)**

**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 **22 August 2013**.

- (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 **22 August 2013**, 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.

Camden

80 Crickwood Broadway, LONDON, NW2 3EP

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