

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

OF Flat 1, 2, 3, 4, 5, 6, 7 and 8
26-28 Rochester Place
London
NW1 9JX

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: Flats 1, 2, 3, 4, 5, 6, 7 and 8, 26-28 Rochester Place,
London NW1 9JX

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 change of use of 7 self contained flats from permanent residential accommodation to short-stay accommodation.

4. **REASONS FOR ISSUING THIS NOTICE:**

- a) It appears to the Council that the above breach of planning control has occurred within the last 10 years.
- b) The use of the 7 self contained flats as short-stay accommodation, results in a loss of permanent housing in the borough, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy

DP2 (Making full use of Camden's capacity for housing) of the London Borough of Camden Local Development Framework Development Policies.

- c) The use of the 7 self contained flats as short-stay accommodation, by virtue of its transient nature, increases in noise and activity represent an inappropriate use which is having an adverse impact on the neighbouring occupiers contrary to CS5 of the London Borough of Camden Local Development Framework Core Strategy (Managing the impact of growth and development) and 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 a period of **one month** of the Notice taking effect, the use of the 7 flats as short stay accommodation shall cease.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **18 October 2013** unless an appeal is made against it beforehand.

DATED: 6 September 2013

Signed.....



Head of Legal Services, 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 £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 **18 October 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

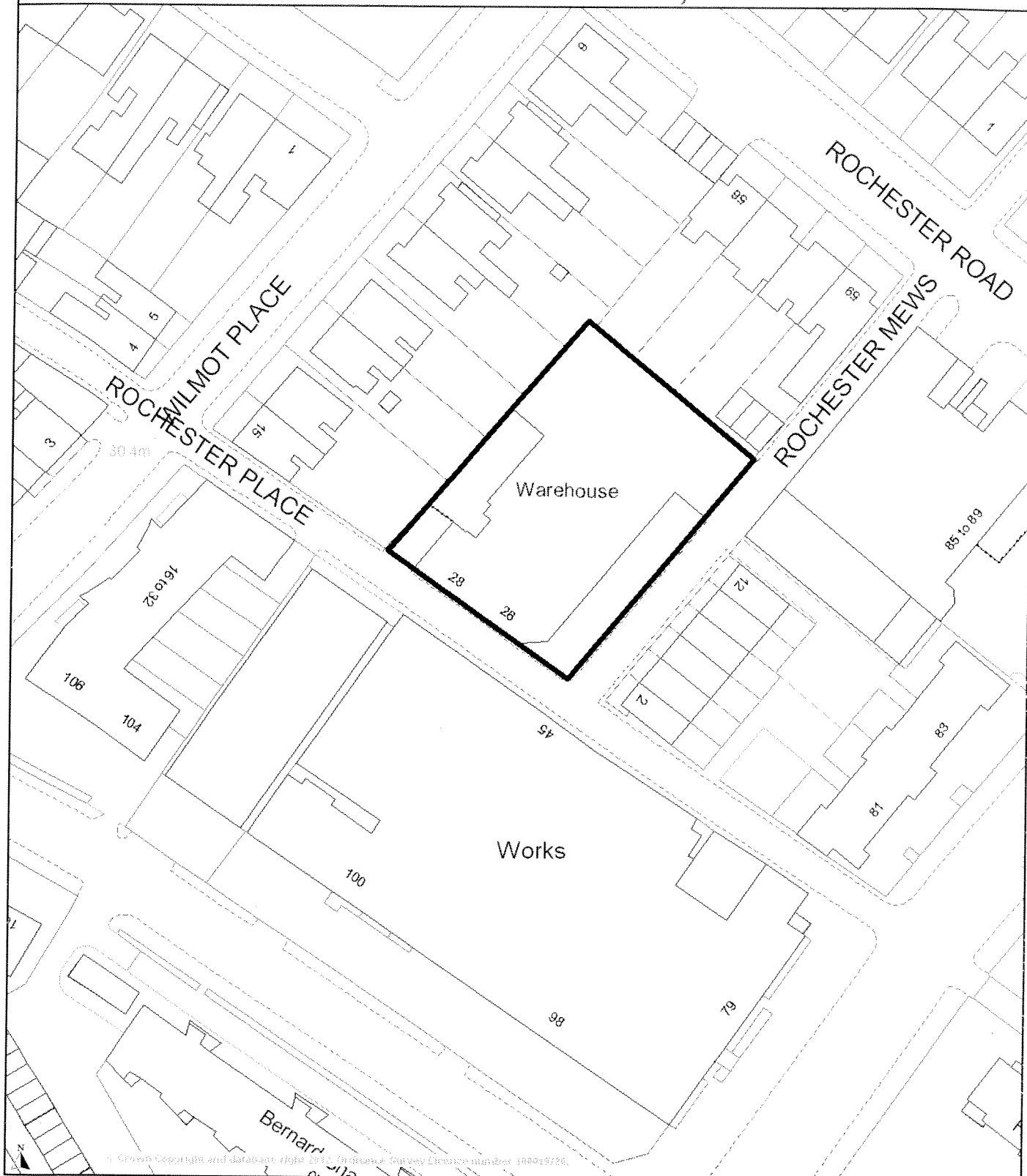
If you do not appeal against this enforcement notice, it will take effect on **18 October 2013**, and you must then ensure that the required steps for complying with it, for which you may held responsible, are taken within the period specified in the notice. Failure to comply with an enforcement notice, which has taken effect, can result in prosecution and/or remedial action by the Council.

THIS ENFORCEMENT NOTICE HAS BEEN SERVED ON:

1. The Owner/Occupier
26-28 Rochester Place
London NW1 9JX
2. Breeze Holdings Limited
18-20 St Pancras Way
London NW1 0QG
3. Breeze Holdings Limited
Suite 1, Fusion House
1 Rochester Mews
London NW1 9JB
4. HSBC Bank Plc
Securities Processing Centre
PO Box 3924
79 Hoyle Street
Sheffield S1 9BD
5. Breeze Property Investments Limited
18 St Pancras Way
London NW1 0QG
6. HSBC Bank Plc
40-54-47 Sheffield Securities Processing Centre
P.O. Box 3924
Sheffield S1 9 BD
7. The Owner/Occupier
Flat 1, 26-28 Rochester Place
London NW1 9DF
8. The Owner/Occupier
Flat 2, 26-28 Rochester Place
London
NW1 9DF
9. The Owner/Occupier
Flat 3, 26-28 Rochester Place
London NW1 9DF
10. The Owner/Occupier
Flat 4, 26-28 Rochester Place
London NW1 9DF
11. The Owner/Occupier
Flat 5, 26-28 Rochester Place
London NW1 9DF
12. The Owner/Occupier
Flat 6, 26-28 Rochester Place
London NW1 9DF
13. The Owner/Occupier
Flat 7, 26-28 Rochester Place
London
NW1 9DF
14. The Owner/Occupier
Flat 8, 26-28 Rochester Place
London
NW1 9DF

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.

FLATS 1, 2, 3, 4, 5, 6, 7 and 8
26-28 ROCHESTER PLACE, LONDON, NW1 9JX



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Scale 1/789 Date 6/8/2013

Centre = 529229 E 184401 N

Punjabi
ਜ਼ਰੂਰੀ: 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 बीतने 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 معیار ہے۔ اس معیار کے گزرنے سے پہلے ہمیں یہ لازمی طور پر مل جانا 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 আপনার সাহায্যের দরকার হয় তাহলে আমাদের প্রস্তাব, কারো পরামর্শ নিন।

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

