

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

OF 7 Crossfield Road
London
NW3 4NS

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: 7 Crossfield Road, London NW3 4NS

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: Unauthorised demolition of the front boundary wall and 2x pillars with coping stones, and the erection of a front boundary wall and 2x pillars without coping stones.

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 inappropriate height and design of the unauthorised front boundary treatment is considered to detract from the host building, street scene and the character and appearance of the surrounding Belsize Park Conservation Area. The front boundary treatment is thereby contrary to policies CS14 (Promoting High Quality Spaces and Conserving Our Heritage) of the London Borough of Camden

Core Strategy 2010 and Policy DP24 (Securing High Quality Design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Development Plan Policies 2010.

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

The Notice shall require that within a period of **3 months** of the Notice taking effect;

- 1) The reduction in height of the front boundary wall to its original height of no more than 0.54m (see photograph 1).
- 2) Reduction in height of the 2x pillars either side of the entrance to the property to their original height of no more than 1.17m (see photograph 1).
- 3) Installation of 2x coping stones to the pillars either side of the entrance to the property, similar to those previously in place (see photograph 1).
- 4) Make good any damage as a result of the works.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **30 September 2013** unless an appeal is made against it beforehand.

DATED: 19 August 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 £172.00.

The TOTAL FEE payable is £344.00 (i.e. £172.00 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 **30 September 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 **30 September 2013**, and you must then ensure that the required steps for complying with it, for which you may be 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:

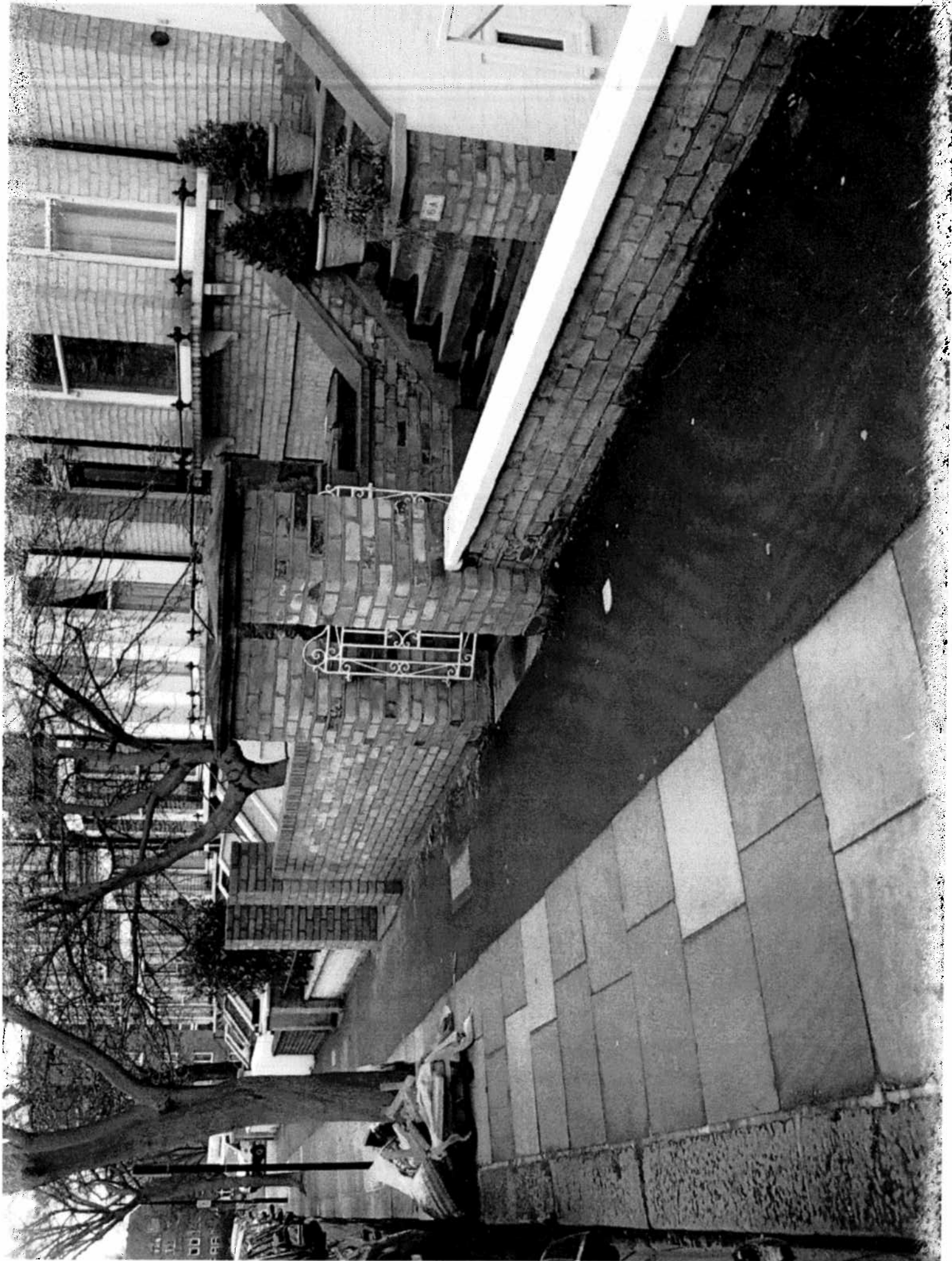
1. The Owner/Occupier
7 Crossfield Road
London NW3 4NS
2. Glenhurst Housing Association Limited
Stardata Business Services Limited
Harben House, Harben Parade
Finchley Road,
London NW3 6JP
3. Guy Orr
Basement Flat
7 Crossfield Road
London NW3 4NS
4. HSBC Bank PLC
40-41-42 Mortgage Service Centre
P.O. Box 1546
Sheffield S1 2UJ
5. Justine Markovitz Bordenave
Chemin De Saussac
6A 1256 Trinex
Zurich, Switzerland
6. Justine Markovitz Bordenave
First Floor Flat
7 Crossfield Road
London NW3 4NS
7. Deborah Leanne Abrahams
Top Floor Flat
7 Crossfield Road
London NW3 4NS
8. National Westminster Bank PLC
Mortgage Centre
P.O. Box 12201
7 Brindley Place
Birmingham B2 2NA
9. L S Holdings Limited
P O Box 100
Trafalgar Court, 2nd Floor East Wing
Admiral Court, St Peter Port
Guernsey GY1 3EL
10. L S Holdings Limited
Ground Floor Flat
7 Crossfield Road
London NW3 4NS
11. Vagharshak Baresghyan
Flat 2, 7 Crossfield Road
London NW3 4NS
12. Louise East
Flat 3, 7 Crossfield Road
London NW3 4NS
13. Deborah L. Abrahams
Flat 4, 7 Crossfield Road
London NW3 4NS

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.

Photograph 1

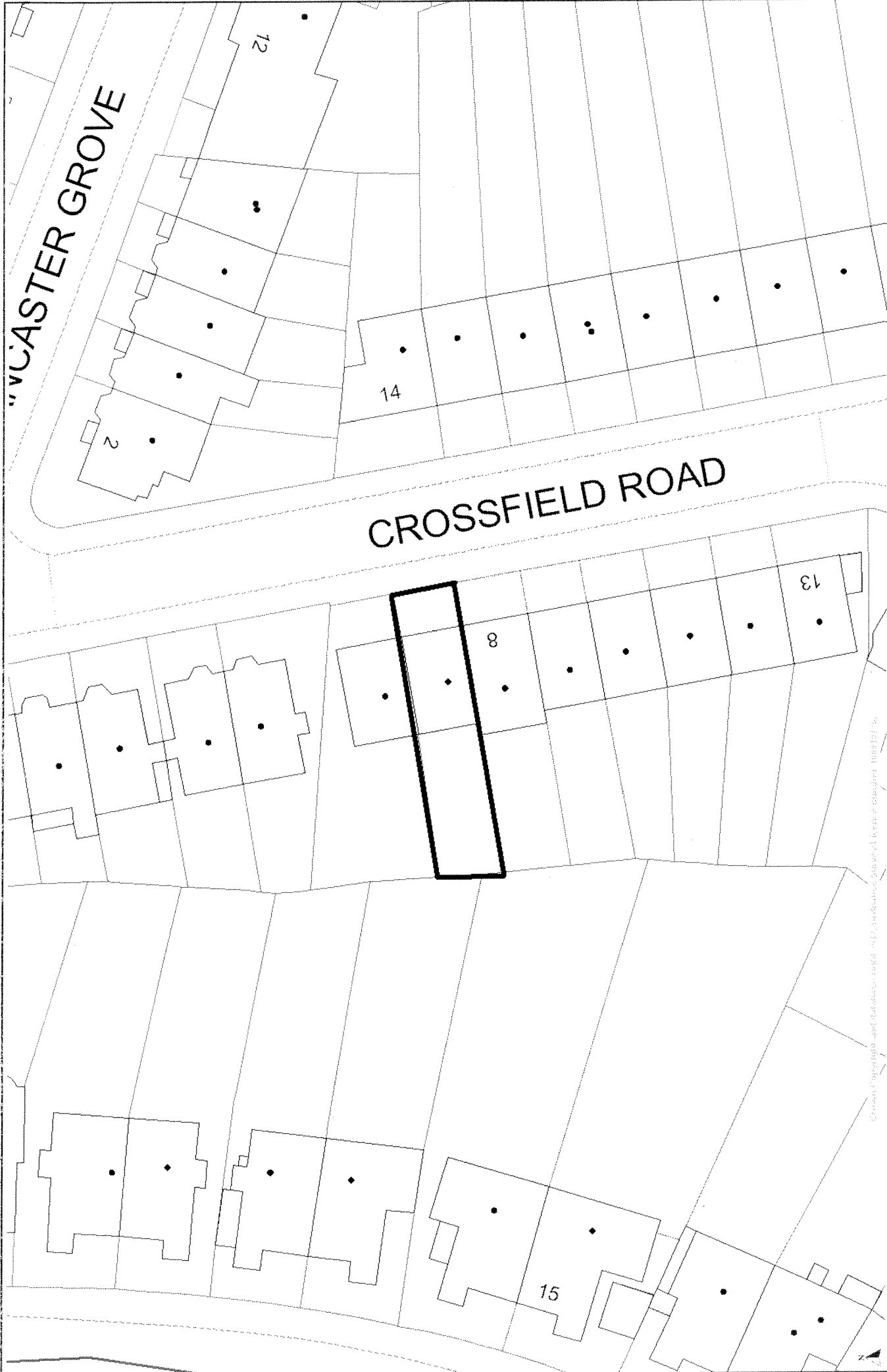






photograph 2

7 CROSSFIELD ROAD, LONDON NW3 4NS



Site Location Plan: 7 Crossfield Road, London, NW3 4NS

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Centre = 526877 E 184591 N

Date 13/8/2013

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
اہم : 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 مشورہ 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 পুস্তাব, 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.

