

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

**OF 2nd & 3rd Floor, 9 Primrose Gardens
London
NW3 4UJ**

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: 2nd & 3rd Floor, 9 Primrose Gardens, London, NW3 4UJ

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 enlargement of the roof area, the installation of a spiral staircase and railings at roof level.

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 staircase by reason of its design and location is an obtrusive and dominant addition when viewed from the rear gardens of neighbouring properties. It does not compliment the property appearing as an alien feature. It is an incongruous addition that is not in keeping with the building. It has a detrimental effect on the appearance of the host building, neighbouring properties and the character and appearance of the Conservation Area in general. Moreover the development does not respect, relate to, or meet the Council's policies and is therefore contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) 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 3 months of the Notice taking effect:

- 1) The complete removal of the spiral staircase
- 2) No action to be taken against the enlargement of roof terrace
- 3) No action to be taken against the railings installed at roof level
- 4) Remove all debris from the premises as a result of requirement 1

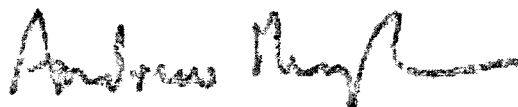
Compliance due date: 8 April 2013

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **8 January 2013** unless an appeal is made against it beforehand.

DATED: 27 November 2012

Signed.....



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

2nd & 3rd Floor, 9 Primrose Gardens, London NW3
4UJ



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