

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

**ENFORCEMENT NOTICE**

**OF**    **Grove View Apartments,  
Highgate Road  
NW5 1BE  
[formally known as Highgate Road Baptist Church]**

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: Grove View Apartments, Highgate Road, NW5 1BE  
[formally known as Highgate Road Baptist Church].**

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 erection of two stone pillars facing Chetwynd Road forming the entrance to the flats and the unauthorised blocked infill of the two front archways/doorways in the front projecting extensions.

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

- a) The unauthorised developments are not over four years old.
- b) The unauthorised pillars and the unauthorised walls attached to their rear by reason of their size and location result in them appearing large, unsympathetic, obtrusive and dominant additions.
- c) The unauthorised infill of the archway/doorways, by reason of its design and the materials used in its construction, is out of keeping and does not compliment the host building.

- d) Overall the unauthorised developments appear as alien and inappropriate features. They unbalance the rest of the development and are incompatible with the rest of the site appearing as incongruous elements that have a detrimental effect on the appearance of the building and area in general. They fail to preserve or enhance the host property, the character and appearance of the street scene and the Dartmouth Park Conservation Area.
- e) Moreover the development does not respect, relate to, or meet the Council's policies and is therefore contrary to policies CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Core Strategy and Development 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**

**Within a period of 6 months of the Notice taking effect:**

- 1) Reduce by 0.5 metres the height of the pillars marked 1 & 2 on the attached photo.
- 2) Reduce by 0.35 metres the height of the walls marked 3 & 4 on the attached photo.
- 3) Remove the section of the wall marked 5 on the attached photo.
- 4) Remove the stone blocks and glass from the archways/doorways marked 6 & 7 on the attached photo and re-instate what existed prior to the breach of planning control.
- 5) Remove all debris from the premises as a result of the above requirements.

**Compliance due date: 4 October 2013**

**6. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **4 April 2013** unless an appeal is made against it beforehand.

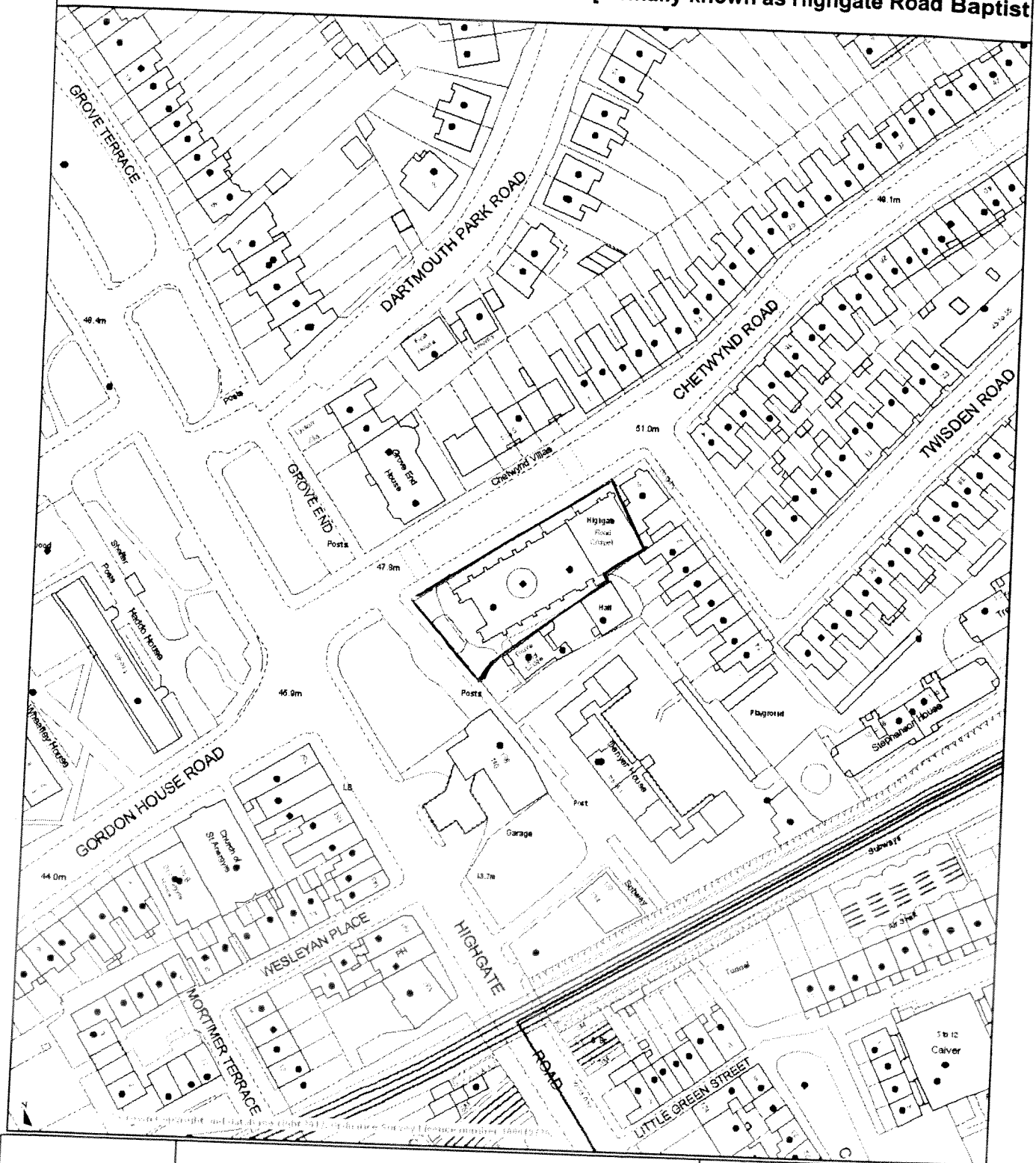
**DATED: 21 February 2013**

Signed.....



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

Grove View Apartments, Highgate Road. NW5 1BE [formally known as Highgate Road Baptist Chu



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Scale 1/1250 Date 21/1/2013

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