

## THE LONDON BOROUGH OF CAMDEN

## TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

## ENFORCEMENT NOTICE

OF **23 Drury Lane**  
**London**  
**WC2B 5RH**

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: 23 Drury Lane, London, WC2B 5RH**

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** and in the last four years, physical alterations to the property comprising the removal of 2 chimney stacks at roof level adjacent to the boundary of no. 24 Drury Lane.

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 removal of the 2 no. chimney stacks at roof level has resulted in the loss of original architectural features of the host building which is harmful to the appearance of the host building and fails to preserve and enhance the character and appearance of the Seven Dials Conservation Area, contrary to policies 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) and DP25 (Conserving Camden's Heritage) 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 calendar months** of the notice taking effect the 2 no. chimney stacks (shown in dwg no.s 1002H/PLA/07B, 1002H/PLA/09A, 1002/PLA/03A, 1002H/PLA/05A and 1002H/PLA/12) be reinstated to match the original 2 no. chimney stacks in terms of their material and finished appearance.

**Compliance due date: 13 May 2013**

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **13 February 2013** unless an appeal is made against it beforehand.

**DATED: 2 January 2013**

Signed.....



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

**THIS ENFORCEMENT NOTICE HAS BEEN SERVED ON:**

1.	The Owner 23 Drury Lane London WC2B 5RH
2.	The Occupier 23 Drury Lane London WC2B 5RH
3.	David Alan Pearlman 116 Clarence Road London E5 8JA
4.	Barclays Bank Plc UK Banking Service Centre PO Box 299 Birmingham B1 3PF [Registered Charge in relation to 23 Drury Lane, London WC2B 5RH dated 14 December 2005 to David Pearlman
5.	Elleric Limited C/O Mishcon de Reya Summit House, 12 Red Lion Square London WC1R 4QD
6.	Westend Capital Finance Limited Suite 1, 31 Davies Street London W1K 4ND [Registered Charge in relation to 23 Drury Lane, London WC2B 5RH dated 18 January 2012 to Elleric Limited]

**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.**

**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.

**Council reference: EN11/0479**

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 **13 February 2013**

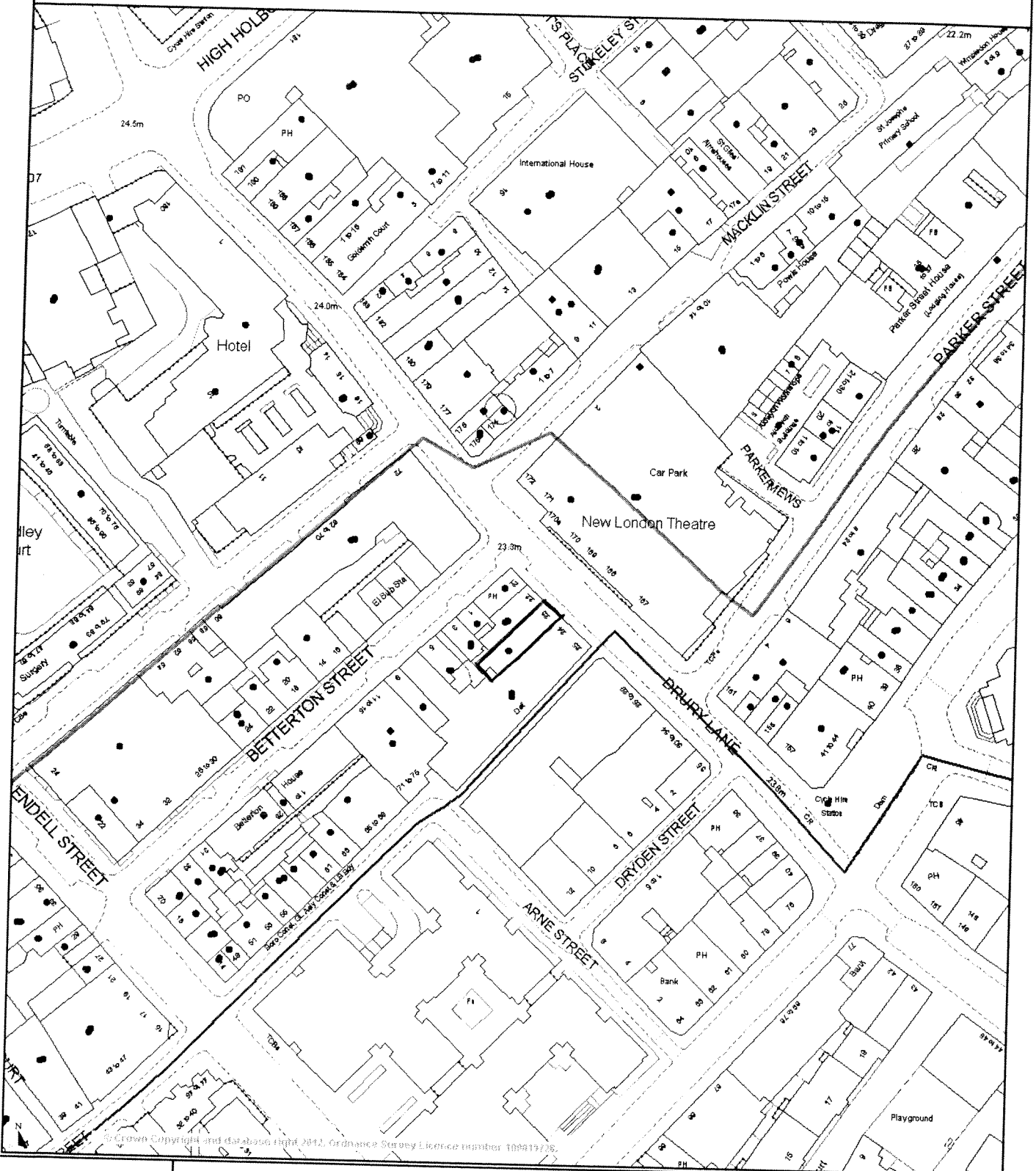
- (a) Send a copy of your appeal to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) Send a second copy of the appeal form and notice to the Council at:

**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 **13 February 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.

23 Drury Lane, London. WC2B 5RH



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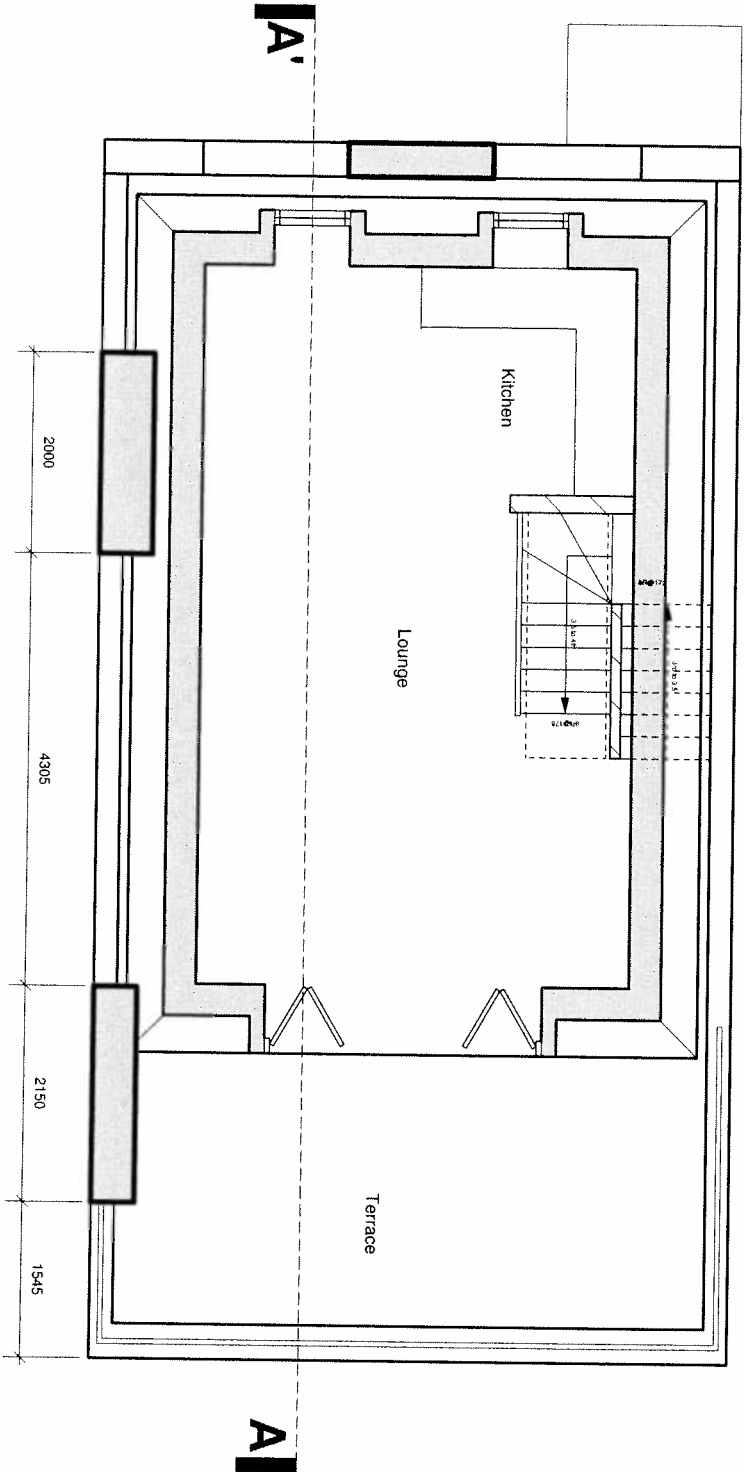


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Scale 1/1250 Date 3/12/2012

Centre = 530325 E 181259 N



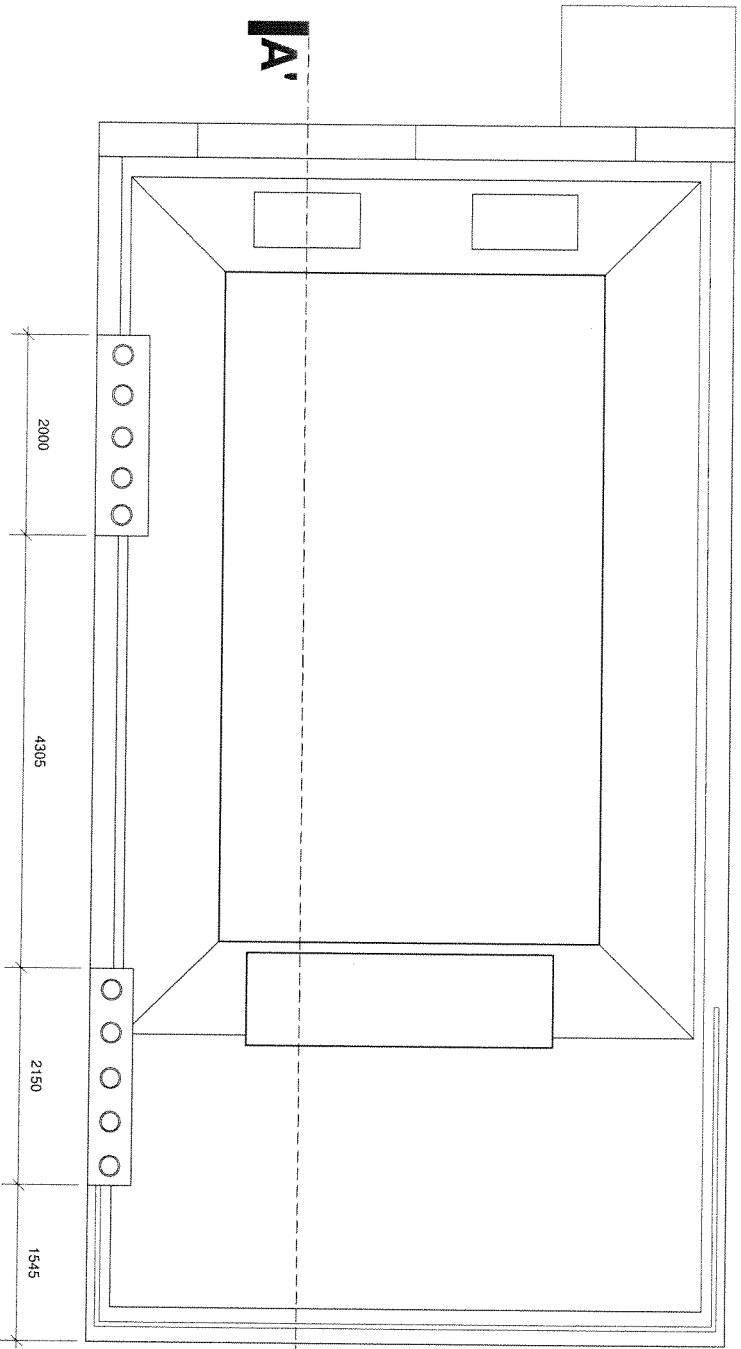


**Existing 4TH FLOOR**

 <p><b>A3D Ltd</b> Architectural Services, Design &amp; Development</p>	<p>17 Redgrave Road, London, UK E8A Tel: 020 8271 2000 Fax: 020 8271 2001</p>
	<p><b>Project:</b> 23 Dury Lane London WC2B 5RH</p>
<p><b>Drawing:</b> Existing 4th FLOOR PLAN</p>	<p><b>Date:</b> Dec 2011 <b>Scale:</b> 1:50 @ A3 <b>Drawn:</b> JTW</p>
<p><b>1002H / PLA / 03A</b></p>	








**Existing ROOF PLAN**

**A**


**A**

 <p><b>A3D Ltd</b> Architectural Drawings, Design &amp; Construction</p>	<p>Project: 23 Drury Lane London WC2B 5RH</p>
	<p>Date: Dec 2011 Scale: 1:50 @ A3 Drawing: Existing ROOF PLAN</p>
<p>1002H / PLA / 05A</p>	






Existing FRONT ELEVATION

	<b>A3D Ltd</b> Architectural Discourse, Design & Development
	<small>17 Walgrave Road, London, SE 20A          Telephone : 0753 367 8188</small>
<b>Project:</b> 23 Drury Lane London WC2B 5RH	
<b>Drawing:</b> Existing FRONT ELEVATION	
<b>Date:</b> Dec 2011	
<b>Scale:</b> 1:50 @ A3	
<b>Drawn:</b> iw	
<b>1002H / PLA / 07B</b>	

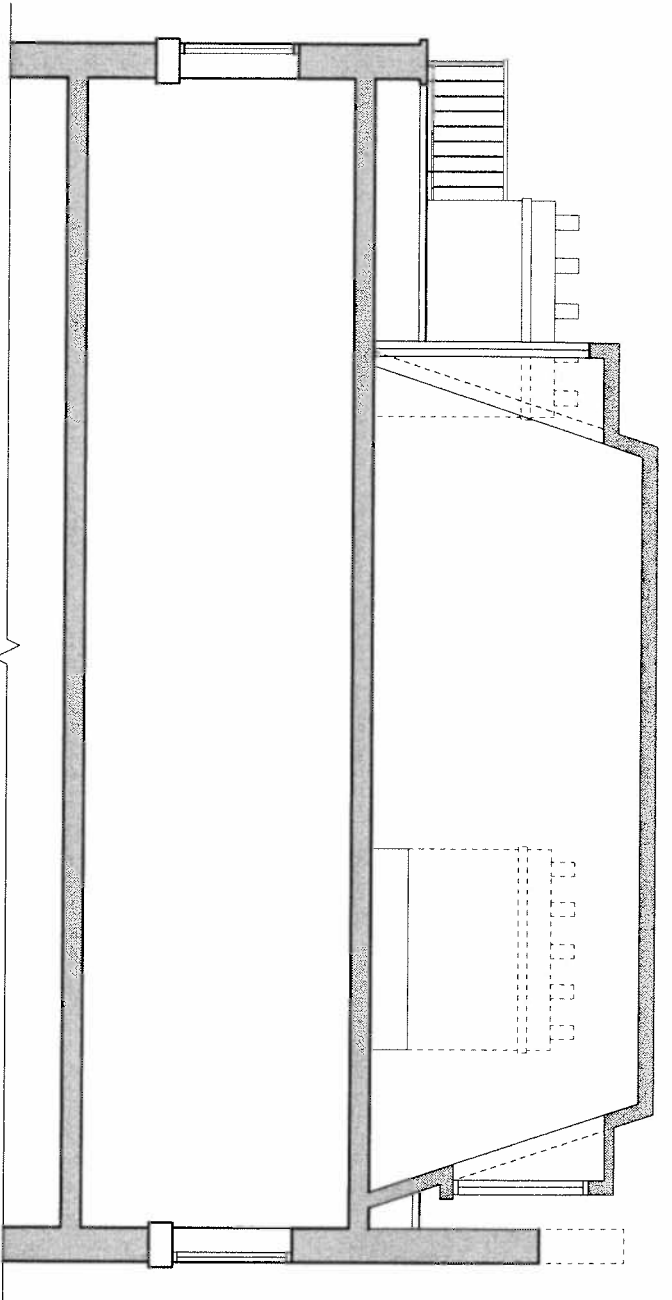




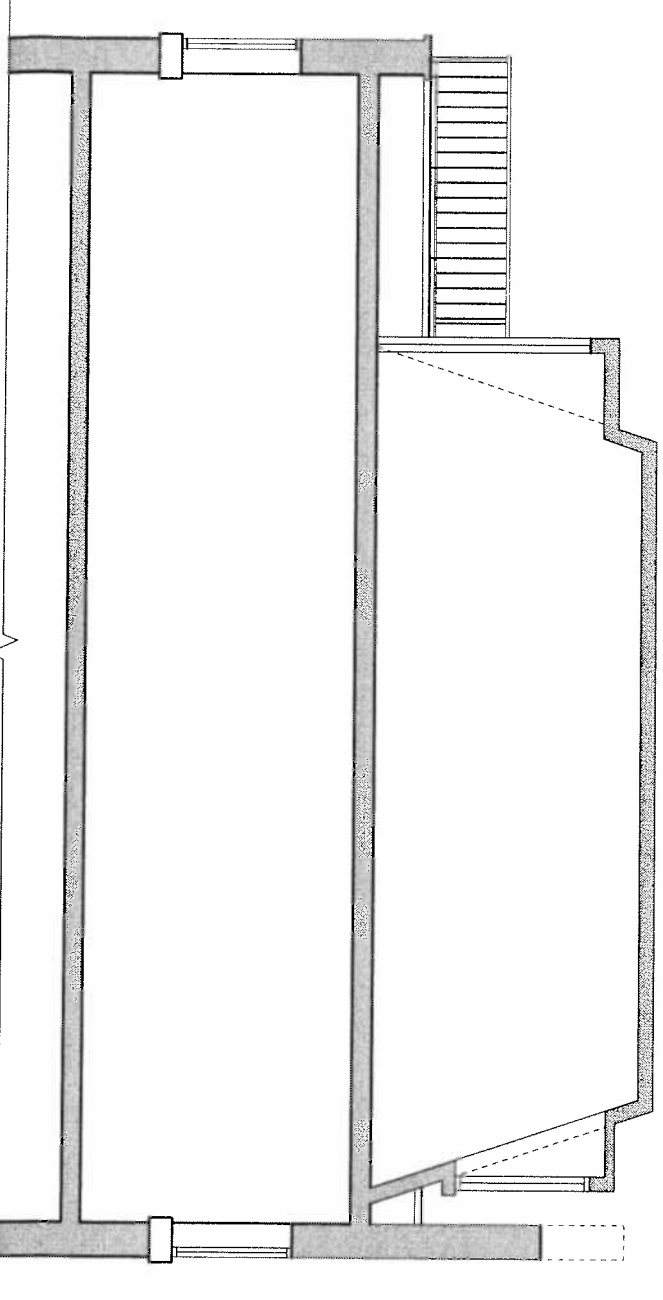
Existing REAR ELEVATION

	<b>A3D Ltd</b> Architectural Discourse, Design & Development
<small>17 Waldegrave Road, London, NE 20A Telephone: 0797 567 8130</small>	
Project:	
23 Drury Lane London WC2B 5RH	
Drawing:	
Existing REAR ELEVATION	
Date:	Dec 2011
Scale:	1:50 @ A3
Drawn:	iw
1002H / PLA / 09A	






Existing SECTION AA'



Proposed SECTION AA'

 <b>A3D Ltd</b> Architectural Services, Design & Construction	
<b>Project:</b> 23 Drury Lane London WC2B 5RH	
<b>Drawing:</b> Existing & Proposed SECTION AA'	
<b>Date:</b>	Dec 2011
<b>Scale:</b>	1:50 @ A3
<b>Drawn by:</b>	
<b>1002H / PLA / 12</b>	





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 ਲਓ।

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 سیما ہے۔ اس سیما کے گزرنے سے پہلے 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.

