

Council reference: EN12/0312

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

SECTION 215 NOTICE

SERVED BY: THE LONDON BOROUGH OF CAMDEN

TO: The Owner and the Occupier (as specified in the First Schedule of this Notice)

1. THE NOTICE

This Notice is served by the Council under Section 215 of the above Act because it appears to them that the amenity of a part of their area is adversely affected by the condition of the land described below.

2. THE LAND TO WHICH THE NOTICE RELATES

The land known as 201 Prince of Wales Road, NW5 3QB and 62 Haverstock Hill, NW3 2BH as shown edged black on the attached plan.

3. WHAT YOU ARE REQUIRED TO DO

The Council requires the following steps to be taken for remedying the condition of the land:

- 3.1 Remove all plants, vegetation and foliage growing and dead from the building and repair any damage caused by the plants, vegetation and foliage;
- 3.2 Paint the buildings (201 Prince of Wales Road and 62 Haverstock Hill) one neutral colour, preferably white;
- 3.3 Remove the metal mesh fencing from the exterior of all windows;

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- 3.4 Paint, clean and repair all windows and window surrounds at the property;
- 3.5 Replace all broken window panes with glass window panes;
- 3.6 Where window panes have been removed reinstate with glass window panes;
- 3.7 Repair and repaint black all rainwater goods and replace where beyond repair;
- 3.8 Remove all metal sheets from the interior of the windows, if you wish to replace with additional security measures an open mesh screening would be more appropriate;
- 3.9 Remove metal plates and bars which have been placed over the entrance doors. If the doors have been removed, then replace with doors to match what previously existed. If the existing door is in place and in a poor state of repair then repair and repaint;
- 3.10 Remove metal plates and bars which have been placed over window openings. If the windows have been removed, then replace with windows to match what previously existed. If the existing window is in place and in a poor state of repair then repair and repaint;
- 3.11 Shop window – 201 Prince of Wales Road – remove mesh wiring and replace missing and broken window panes;
- 3.12 Repair and repaint the shopfront at 201 Prince of Wales Road;
- 3.13 Remove the redundant neon sign on the façade facing Prince of Wales Road and repair any damage caused by the sign;
- 3.14 Remove the two redundant timber posts at first floor level on the Prince of Wales Road elevation;
- 3.15 Remove the metal plate over the large ground floor opening on the corner of Prince of Wales Road and Haverstock Hill and restore to its previous condition;

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- 3.16 Repaint the roller shutters black;
- 3.17 Clean the street name tile on the Haverstock Hill elevation;
- 3.18 At 1st floor level facing Haverstock Hill – the bottom section of the window has been boarded up. Remove the boarding and replace with timber windows with glass panes to match the fenestration pattern of the upper part of the window;
- 3.19 Repaint the fascia sign on Haverstock Hill white and fix any loose sections; and
- 3.20 Repaint the white door (the door with 201 Prince of Wales written on it by hand) white.

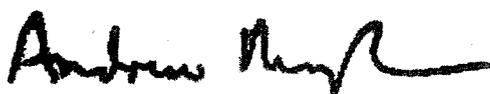
4. TIME FOR COMPLIANCE

Steps 3.1 to 3.20 (inclusive) to be complied with in full within three (3) calendar months of the date on which this Notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 1 February 2013.

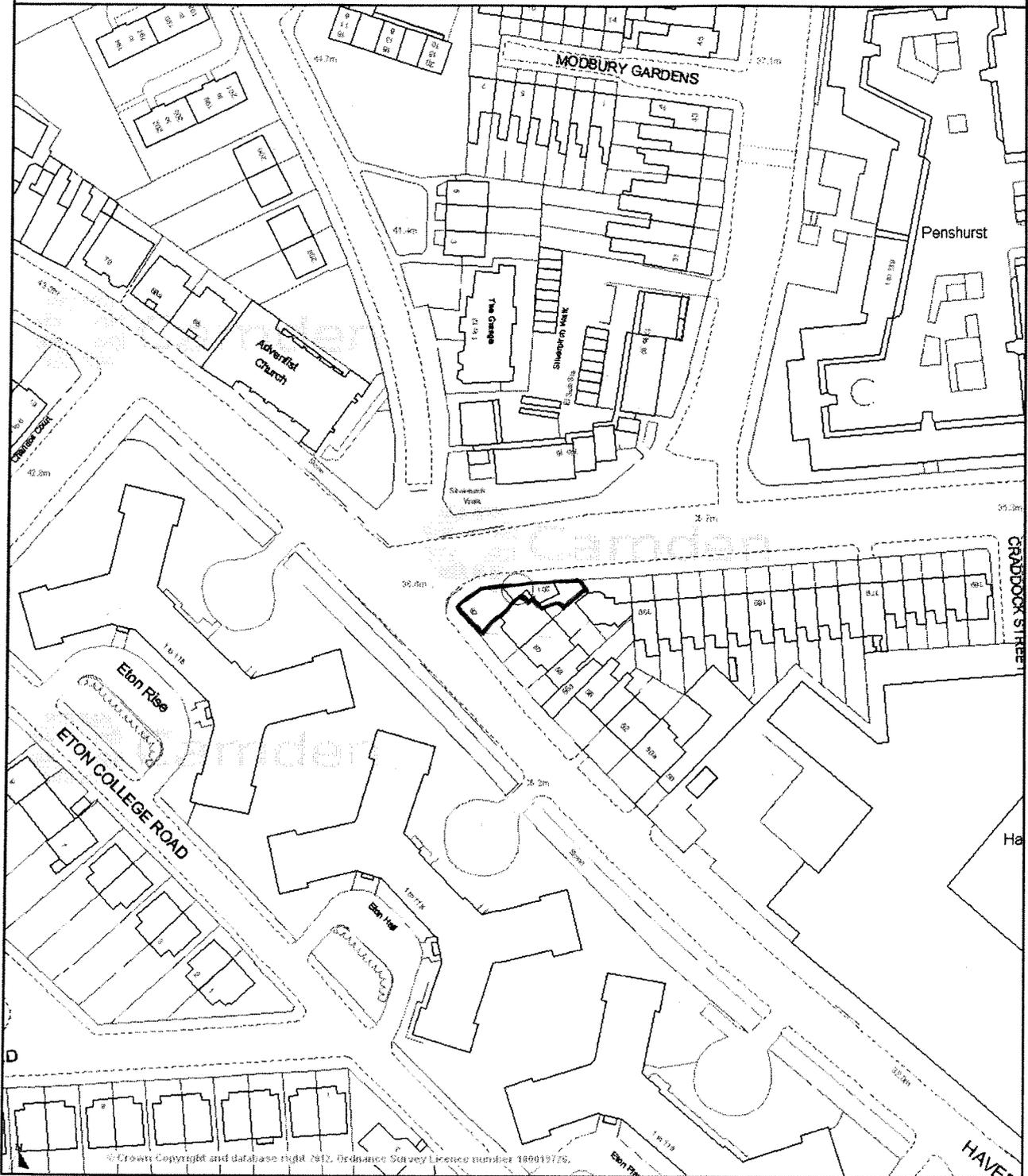
DATED: 21 December 2012



Signed: _____

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

201 PRINCE OF WALES ROAD AND 62 HAVERSTOCK HILL



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Scale 1/1250 Date 20/12/2012

Centre = 528003 E 184588 N

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FIRST SCHEDULE

THIS SECTION 215 ENFORCEMENT NOTICE HAS BEEN SERVED ON:

The Owner

201 Prince of Wales Road, NW5 3QB and 62 Haverstock Hill, NW3 2BH

The Occupier

201 Prince of Wales Road, NW5 3QB and 62 Haverstock Hill, NW3 2BH

The Company Secretary, E.Sharon Group (Management) Limited (The)

58-60 Berners Street, London, W1T 3JS

The Company Secretary, E.Sharon Group (Management) Limited (The)

201 Prince of Wales Road, NW5 3QB and 62 Haverstock Hill, NW3 2BH

The Owner

201 Prince of Wales Road, NW5 3QB

The Occupier

201 Prince of Wales Road, NW5 3QB

The Owner

62 Haverstock Hill, NW3 2BH

The Occupier

62 Haverstock Hill, NW3 2BH

The Company Secretary, E.Sharon Group (Management) Limited (The)

201 Prince of Wales Road, NW5 3QB

The Company Secretary, E.Sharon Group (Management) Limited (The)

62 Haverstock Hill, NW3 2BH

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.

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**RIGHT OF APPEAL AGAINST SECTION 215 NOTICE
SECTIONS 217-218 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

Section 217

- (1) A person on whom a notice under Section 215 is served, or any other person having an interest in the land to which the notice relates, may, at any time within the period specified in the notice as the period at the end of which it is to take effect, appeal against the notice on any of the following grounds:
 - (a) that the condition of the land to which the notice relates does not adversely affect the amenity of any part of the area of the local planning authority who served the notice, or of any adjoining area;
 - (b) that the condition of the land to which the notice relates is attributable to, and such as results in the ordinary course of events from the carrying on of operations or a use of land which is not in contravention of Part III;
 - (c) that the requirements of the notice exceed what is necessary for preventing the condition of the land from adversely affecting the amenity of any part of the area of the local planning authority, who served the notice, or of any adjoining area;
 - (d) that the period specified in the notice as the period in which any steps required by the notice are to be taken falls short of what should reasonably be allowed.
- (2) Any appeal under this section shall be made to the Magistrates Court acting for the petty sessions in which the land in question is situated.
- (3) Where such an appeal is brought, the notice to which it relates shall be of no effect pending the final determination or withdrawal of the appeal.
- (4) On such an appeal the Magistrates Court may correct any informality, defect or error in the notice if satisfied that the informality, defect or error is not material.
- (5) On the determination of such an appeal the Magistrates Court shall give directions for giving effect to their determination, including, where appropriate, directions for quashing the notice or for varying the terms of the notice in favour of the appellant.
- (6) Where any person has appealed to a Magistrates Court under this section against a notice, neither that person nor any other shall be entitled, in any other proceedings instituted after the making of the appeal, to claim that the notice was not duly served on the person who appealed.

Section 218

Where an appeal has been brought under section 217, an appeal against the decision of the Magistrates Court on that appeal may be brought to the Crown Court by the appellant or by the local planning authority who served the notice in question under section 215.