

EN11/0391

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED BY THE  
PLANNING AND COMPENSATION ACT 1991)**

**ENFORCEMENT NOTICE**

**ISSUED BY: THE LONDON BOROUGH OF CAMDEN**

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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 Annex at the end of the Notice and the enclosures to which it refers contain important additional information.
  
2. **THE LAND TO WHICH THE NOTICE RELATES**  
  
Land at 34 Shoot Up Hill, (Arden Lodge) London, NW2 3QB shown edged black on the attached plan.
  
3. **THE BREACH OF PLANNING CONTROL ALLEGED**  
  
Without planning permission, the erection of a building and its use as 24 self-contained studio flats.
  
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 unauthorised creation of the self-contained studio flats and the loss of family-sized housing is contrary to policy CS6 (providing quality homes) and DP5 (homes of different sizes) of the Council's Local Development Framework 2010.
- (c) The over-concentration of small studio units in this location does not lead to the creation of mixed and inclusive communities contrary to policy CS6 (providing quality homes) of the Council's Local Development Framework 2010.
- (d) The unauthorised creation of the self-contained studio flats is considered to provide an unacceptable standard of accommodation in terms of size and layout to the detriment of the amenity of the occupiers. The development is contrary to policy DP26 (managing the impact of development on occupiers and neighbours) of the Council's Local Development Framework 2010 and residential development standards contained in Camden Planning Guidance 2011.
- (e) The unauthorised increase in residential accommodation is likely to contribute unacceptably to parking congestion in the Borough, contrary to Policies CS11 (Promoting sustainable and efficient travel) and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework 2010.
- (f) 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**

Either

(a) Demolish the unauthorised building (comprising 34A- 34D Shoot Up Hill inclusive);

or

(b) Cease the unauthorised use and build out and use the development as approved under planning permission dated 22<sup>nd</sup> December 2004 (Ref. 2004/3491/P) for redevelopment of the site by the erection of 4x 3-storey 4-bedroom terraced houses; (NB: the existing building can be re-arranged as 4 terraced single family dwelling houses but must entail the removal of all kitchen facilities from rooms except in the front room on the ground floor of each separate house and all bathrooms from the basement and ground floor and one from the second floor of each separate house).

6. **TIME FOR COMPLIANCE**

Within **six (6)** months from the date of this Notice taking effect.

7. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **14<sup>th</sup> August 2012** unless an appeal is made against it beforehand.

DATED: 3<sup>rd</sup> July 2012

Signed:



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

## 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 the **14<sup>th</sup> August 2012**.

- (a) send one copy to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) send one copy of the appeal form and notice to the Council at:  
Development Control,  
Culture and Environment Department (Planning),  
London Borough of Camden,  
Fifth Floor,  
Town Hall,  
Argyle Street,  
London WC1H 8EQ
- (c) The other is for you to keep as a duplicate for your own records.

### WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on **14<sup>th</sup> August 2012**, 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.

**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 and Deemed Applications) Regulations 1989 for the deemed application for planning permission for the development alleged to be in breach of planning control in the enforcement notice.

The fee is payable both to the "Department for Communities and Local Government" for the Planning Inspectorate appeal, and also to the "London Borough of Camden", as the Local Planning Authority.

If you wish to appeal under Ground (a), the fee payable to the "Department for Communities and Local Government" should accompany the copy of the appeal form sent to the **Planning Inspectorate, P O Box 326, Bristol, BS99 7XF**. The fee is **£6,700.00**.

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 (Development Control), London Borough of Camden, Fifth Floor Town Hall, Argyle Street, London WC1H 8EQ**. The fee is also **£8,040.00**.

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

1. The Owner, Arden Lodge, 34 Shoot Up Hill, London, NW2 3QB
2. The Occupier, Arden Lodge, 34 Shoot Up Hill, London, NW2 3QB
3. The Company Secretary, Kingscroft Estates LLP, 149 Albion Road, London, N16 9JU
4. Kingscroft Estates LLP, 149 Albion Road, London, N16 9JU
5. Kingscroft Estates LLP, 22 Sinclair Grove, London, NW11 9JG
6. The Company Secretary, Barclays Bank PLC, 1 Churchill Place, London, E14 5HP
7. The Owner, Flat 1, 34A Shoot Up Hill (Arden Lodge), London, NW2 3QB
8. The Occupier, Flat 1, 34A Shoot Up Hill (Arden Lodge), London, NW2 3QB
9. The Owner, Flat 2, 34A Shoot Up Hill (Arden Lodge), London, NW2 3QB
10. The Occupier, Flat 2, 34A Shoot Up Hill (Arden Lodge), London, NW2 3QB
11. The Owner, Flat 3, 34A Shoot Up Hill (Arden Lodge), London, NW2 3QB
12. The Occupier, Flat 3, 34A Shoot Up Hill (Arden Lodge), London, NW2 3QB
13. The Owner, Flat 4, 34A Shoot Up Hill (Arden Lodge), London, NW2 3QB
14. The Occupier, Flat 4, 34A Shoot Up Hill (Arden Lodge), London, NW2 3QB
15. Frances Vidulich, Flat 4, 34A Shoot Up Hill (Arden Lodge), London, NW2 3QB
16. The Owner, Flat 5, 34A Shoot Up Hill (Arden Lodge), London, NW2 3QB
17. The Occupier, Flat 5, 34A Shoot Up Hill (Arden Lodge), London, NW2 3QB
18. The Owner, Flat 6, 34A Shoot Up Hill (Arden Lodge), London, NW2 3QB
19. The Occupier, Flat 6, 34A Shoot Up Hill (Arden Lodge), London, NW2 3QB



34 SHOOT UP HILL  
 (ARDEN LODGE)  
 LONDON NW2 3QB





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 معیاد ہے۔ اس معیاد 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 شور و 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.

