

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

The London Borough of Camden Council

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the
PLANNING AND COMPENSATION ACT 1991)**

PLANNING CONTRAVENTION NOTICE

Address of the Land: 15 Gayton Crescent, London, NW3 1TT

1. It appears to the London Borough of Camden Council ("the Council"), being the local planning authority for the purposes of section 171C of the Town and Country Planning Act 1990 ("the Act"), that there may have been a breach of planning control in respect of the land described in Schedule 1 below ("the land").
2. The breach of planning control, which may have occurred, is specified in Schedule 2 below.
3. This notice is served on you as a person who-
 - (1) is the owner or occupier of the land or has any other interest in it; or
 - (2) is carrying out operations in, on, over or under the land or is using it for any purpose.
4. In exercise of their powers under Section 171C(2) and (3) of the Act the Council require you, so far as you are able, to give them the following information in writing *within twenty-one days*, beginning with the day on which this notice was served on you:
 - (1) State the name and address of the owner of the freehold interest in the land:

Philip Galway-Cooper and Wendy Galway-Cooper
15 Gayton Crescent
London
NW3 1TT
 - (2) If you own the freehold interest in the land jointly with one or more person/s state his/her/their names and addresses:

Philip Galway-Cooper
Wendy Galway-Cooper
 - (3) State the name/s and address/es of any person/s having an interest on the land:

Philip Galway-Cooper
Wendy Galway-Cooper

- (4) Please provide information as to what building works have taken place to the property since it has been in your possession, in particular when the historic rear additions were removed and when the new additions were built:

No alterations to the rear additions have been made whilst the property has been in our possession. Please see (8) below.

- (5) Please provide scaled drawings in plan and elevation showing the property as it was before the rear addition were removed and as it is now:

Scale drawings in plan and elevation as it was before the rear addition was removed and as it is now are to follow.

- (6) Please provide copies of all relevant plans and details in relation to any planning permission or other consents such as classes within the General Permitted Development Order which you consider, authorise the erection of the extension at the rear.

The development is permitted by Class A of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995. Calculations of volume to follow.

- (7) Please provide information as to the works carried out to create off street parking at the side of the property in particular the removal of railings, the laying of hardstanding and the removal of trees and the dates that these works were carried out

In July 2008 railings were removed and hardcore laid to create off street parking at the side of the property.

- (8) Please provide details as to any other building works carried out to the property.

During July and August 2008 when the property was in the possession of J R K Pardoe the historic rear additions were removed and the new additions were built. The total increase in volume did not exceed 10% of the existing volume of the property. That development was permitted by Class A of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995.

Subsequently, in about 2009 a single storey rear extension for a WC not exceeding 3 metres in height was constructed. That development is permitted by Class A of the Schedule of The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008.

If you wish to make-

- (a) an offer to apply for planning permission, or to refrain from carrying out any use or activities; or
- (b) any representations about this notice

Please contact **Gary Bakall** on **020-7974-5618**

Dated:

Signed.....

Council's authorised officer

SCHEDULE 1

Land to which this notice relates

15 Gayton Crescent, London, NW3 1TT

SCHEDULE 2

Suspected breach of planning control:

1. Erection of additions at basement, first, second and third floor on rear elevation
2. The creation of off street parking provision on side of property

WARNING

1. It is an offence to fail, without reasonable excuse, to comply with any requirement of this notice within twenty-one days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine of £1,000. Continuing failure to comply following a conviction will constitute a further offence.

2. It is also an offence knowingly or recklessly to give information, in response to this notice, which is false or misleading in a material particular. The maximum penalty on conviction of this offence is a fine of £5,000.

ADDITIONAL INFORMATION

3. If you fail to respond to this notice, the Council may take further action in respect of the suspected breach of planning control. In particular, they may issue an enforcement notice, under section 172 of the 1990 Act, requiring the breach, or any injury to amenity caused by it, to be remedied.

4. If the Council serve a stop notice, under section 183 of the 1990 Act, section 186(5)(b) of the Act provides that should you otherwise become entitled (under section 186) to compensation for loss or damage attributable to that notice, no such compensation will be payable in respect of any loss or damage which could have been avoided had you given the Council the information required by this notice, or had you otherwise co-operated with the Council when responding to it.