

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

ENFORCEMENT NOTICE

7 St. Ann's Gardens, London
NW5 4ER

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: 7 St. Ann's Gardens, London NW5 4ER

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:

Erection of single storey outbuilding located in the rear garden

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 single storey outbuilding located in the rear garden, by reason of its scale and location, would be overly dominant and appear as an incongruous form of development which would neither preserve nor enhance the character or appearance of the surrounding area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) 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


Remove the single storey outbuilding located in the rear garden along with all related debris.

Compliance due date: **12 August 2012**

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **12 June 2012**

DATED: **1 May 2012**


Signed.....

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

Council reference: EN11/0634

THIS ENFORCEMENT NOTICE HAS BEEN SERVED ON:

1. Ms N Serlin
7 St. Ann's Garden
NW5 4ER
2. Ms Natasha Marie Serlin
226 Arlington Road
Camden NE11 7HY
3. Emma Leanne Serlin
226 Arlington Road
Camden NE11 7HY
4. The Occupier
7 St Ann's Garden
NW5 4ER
5. Bank of Scotland
Halifax Division, 1 Lovell Park Road
Leeds LS1 1NS
(Charge relating to 7 St Ann's Garden, NW5 4ER)
6. The Owner
Maisonette Lower Ground
7 St Ann's Garden
NW5 4ER
7. The Occupier
Maisonette Lower Ground
7 St Ann's Garden
NW5 4ER
8. The Owner
Ground Floor
7 St Ann's Garden
NW5 4ER
9. The Occupier
Ground Floor
7 St Ann's Garden
NW5 4ER
10. Stella Giovanni
Masionette 1^s & 2nd Floor
7 St Ann's Garden
NW5 4ER
11. The Owner
Masionette 1st & 2nd Floor
7 St Ann's Garden
NW5 4ER
12. The Occupier
Masionette 1st & 2nd Floor
7 St Ann's Garden
NW5 4ER

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 and Deemed Applications) Regulations 1989 for the deemed application for the 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, PO Box 326, Bristol BS99 7XF. The fee is **£335.00**

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, Planning Services, London Borough of Camden, Argyle Street, London WC1H 8EQ. The fee is **£335.00**

**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 **12th day of June 2012**.

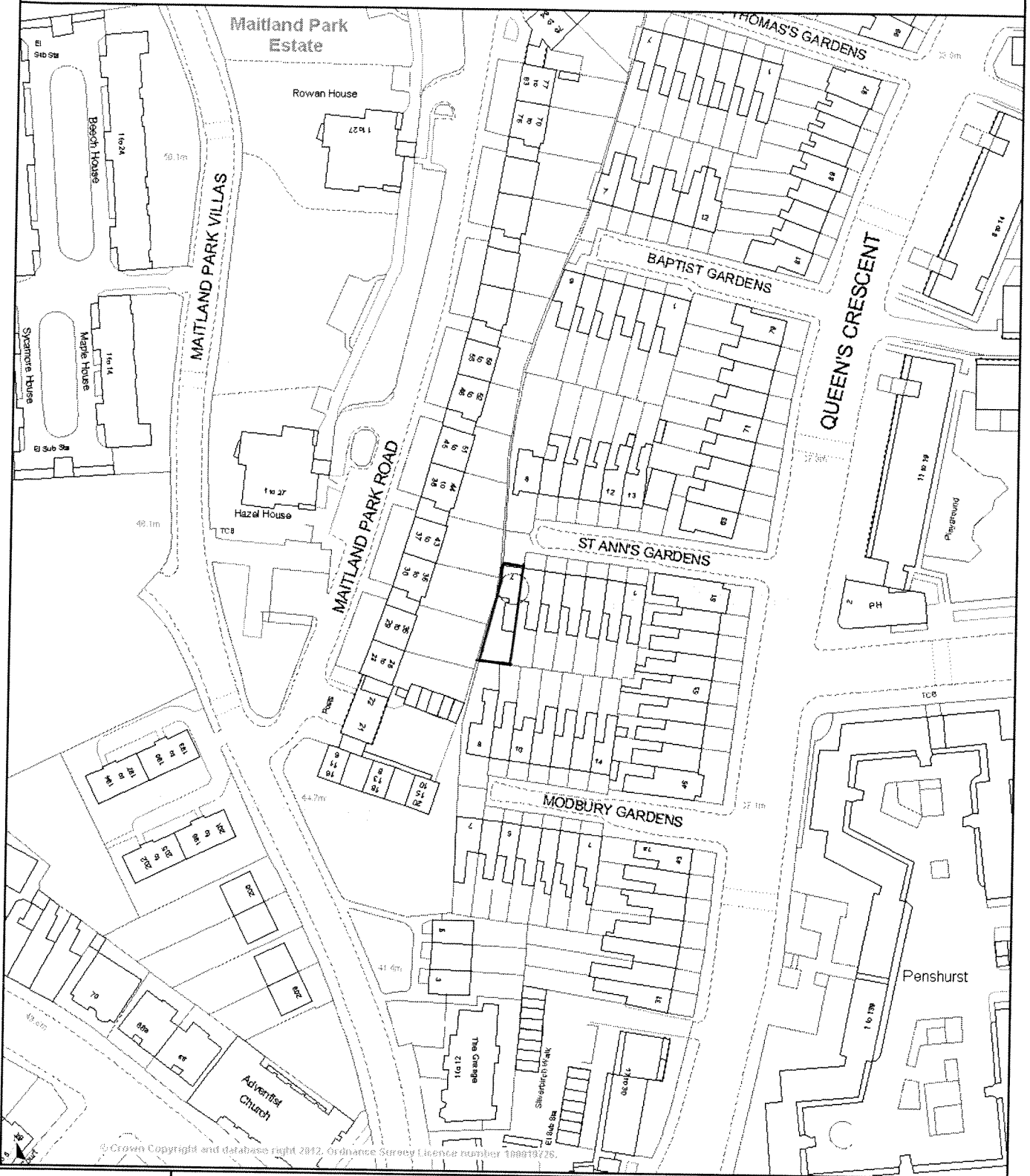
- (a) Send a copy of your appeal to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) Send a second copy of the appeal form and notice to the Council at:

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 **12th day of June 2012**, 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.

7 St. Ann's Gardens



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 Centre = 528004 E 184763 N

