

EN08/0458

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 191 Kings Cross Road, London, WC1X 9DB shown edged black on the attached plan.

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without Planning Permission, the installation of roller shutter, framework and housing.

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 roller shutter is crudely affixed to the shop front and is poorly integrated with the design of the front elevation. It therefore fails to either preserve or enhance the character and appearance of the

Kings Cross Conservation Area. The development is thus contrary to policies CS14, DP24, DP25 and DP30 of the LB Camden LDF Core Strategy and Development Policies 2010. The installation of the solid (pinhole) roller shutter has resulted in a perception of a less safe area in which to live and work. This is contrary to policies CS17 and DP30 of the LB Camden LDF Core Strategy and Development Policies 2010.

- (c) 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

The roller shutter, framework and housing shall be completely removed and the shop front shall be made good.

6. TIME FOR COMPLIANCE

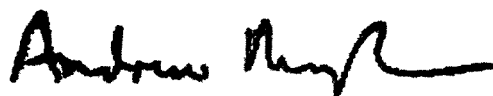
Within 3 months from the date of this Notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 27th May 2012 unless an appeal is made against it beforehand.

DATED: 25 April 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 **27th day of May 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 **27th day of May 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 **£170**.

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 **£170**.

THIS ENFORCEMENT NOTICE HAS BEEN SERVED ON:

The Owner

Ground Floor, 191 Kings Cross Road, London, WC1X 9DB

The Occupier

Ground Floor, 191 Kings Cross Road, London, WC1X 9DB

Navid Sedighi

Ground Floor, 191 Kings Cross Road, London, WC1X 9DB

Navid Sedighi

18 Elsenham Road, London, E12 6LA

Tamim Haschem

Ground Floor, 191 Kings Cross Road, London, WC1X 9DB

Tamim Haschem

138 Park View Estate, Collins Road, London, N5 2UE

Company Secretary, Heathcroft Investments Limited

Ground Floor, 191 Kings Cross Road, London, WC1X 9DB

Company Secretary, Heathcroft Investments Limited

37 Oldhill Street, London, N16 6LR

Company Secretary, Roseshire Properties Ltd

191 Kings Cross Road, London, WC1X 9DB

Company Secretary, Roseshire Properties Ltd

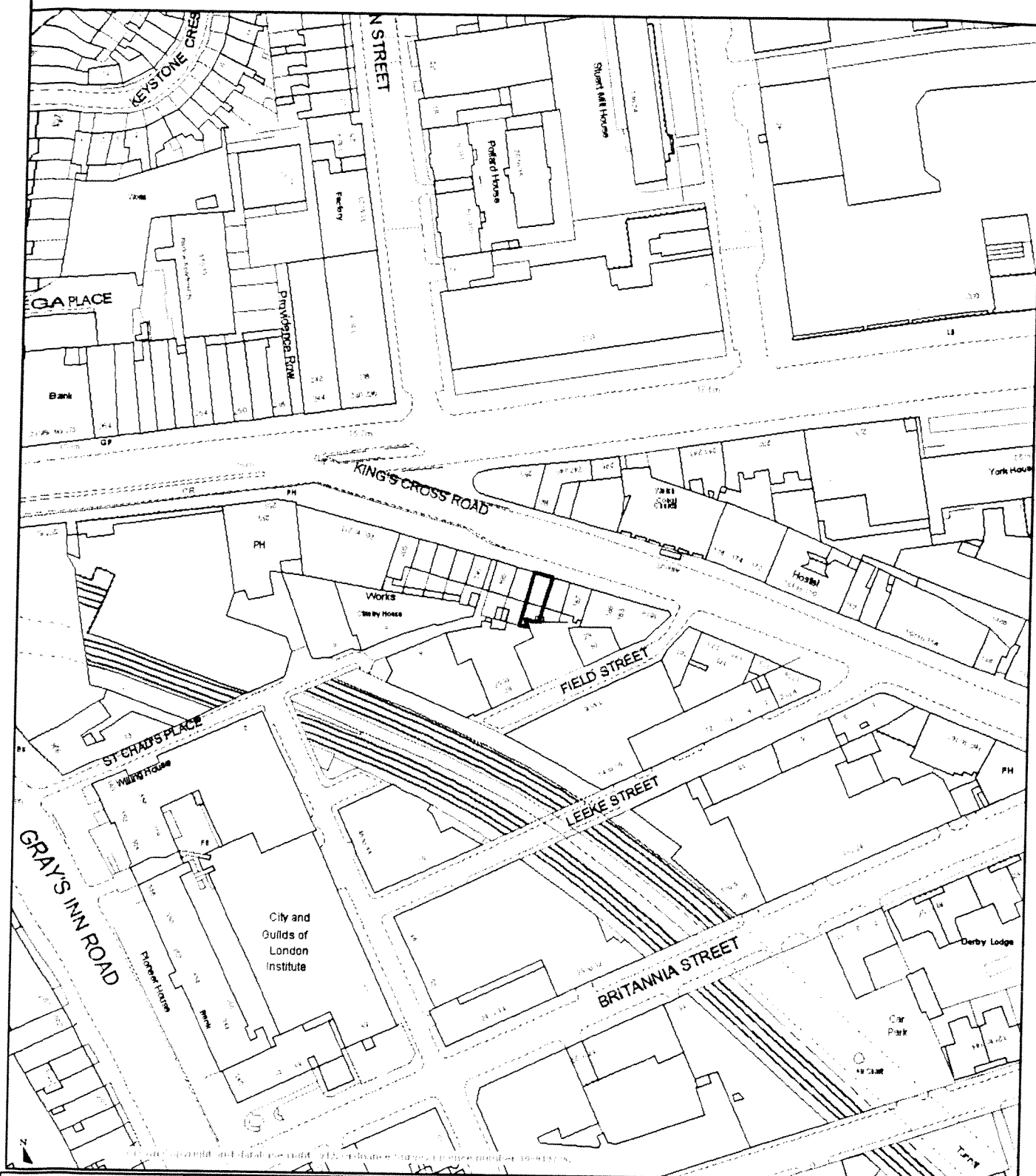
115 Craven Park Road, London, N15 6BL

Company Secretary, Roseshire Properties Ltd

37 Oldhill Street, London, N16 6LR

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.

EN08/0458 191 Kings Cross Road, LONDON, WC1X 9DB



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