

EN11/0231

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

ENFORCEMENT NOTICE

*66 Guilford Street
London
WC1N 1DF*

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: **66 Guilford Street**
London
WC1N 1DF

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:

The unauthorised change of use from nurse's accommodation and offices associated with hospital use, to a substandard House in Multiple Occupation.

4. REASONS FOR ISSUING THIS NOTICE:

- a) It appears to the Council that the above breach of planning control has occurred within the last ten years.

- b) The HMO accommodation 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) and Policy DP9 (Student housing, bedsits and other housing with shared accommodation) of the Council's Local Development Framework 2010 and residential development standards contained in Camden Planning Guidance 2011.
- c) The development fails to make full use of Camden's capacity for housing, the over concentration of HMO accommodation and the lack of a variety of types of accommodation is contrary to policies DP5 (Homes of different sizes) DP9 (Student housing, bedsits and other housing with shared facilities) and CS6 (Providing quality homes) of the Council's Local Development Framework 2010.
- d) The 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.

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

Cease the use of the property as a House in Multiple Occupation.

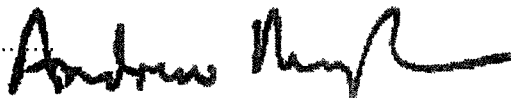
Compliance due date: Within a period of 6 months from the date of the Notice taking effect the

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 2 March 2012 unless an appeal is made against it beforehand.

DATED: 20 January 2012

Signed.....



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

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

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

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 2 day of March 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:**

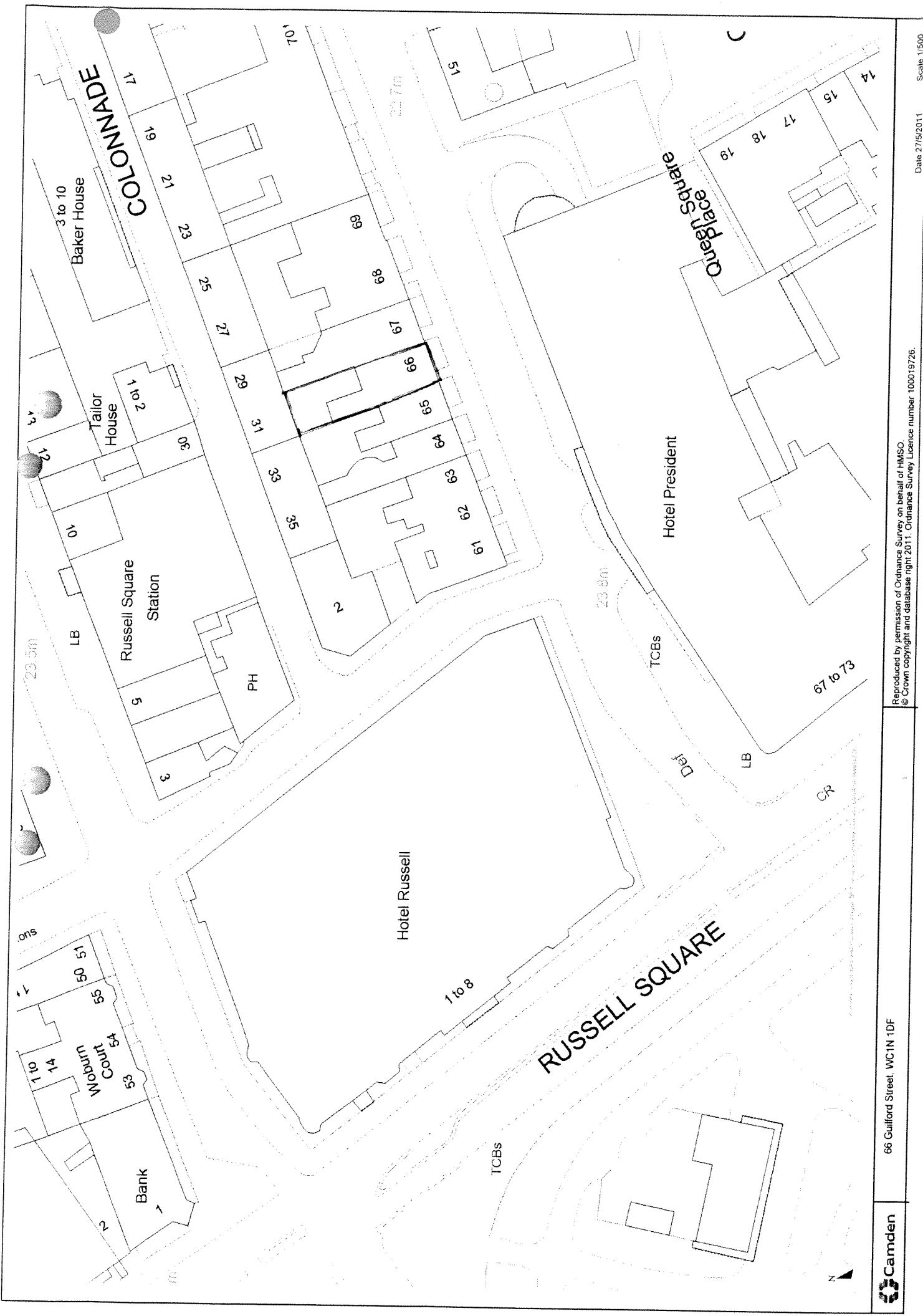
**Planning Services
Culture and Environment Department
London Borough of Camden
Town hall
Argyle Street
London WC1H 8EQ**

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on 2 day of March 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.

Fees

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



THIS ENFORCEMENT NOTICE HAS BEEN SERVED ON:

The Owner
66 Guilford Street
London
WC1N 1DF

Ventra 24 Limited
Roxburghe House
273 – 287 Regent Street
London
W1B 2HA

The Company Secretary
Ventra 24 Limited
New Bridge Street House
30-34 New Bridge Street
London,
EC4V 6BJ

The Governor and Company of the Bank of Ireland
36 Queen Street,
London,
EC4R 1HJ

The Occupier
66 Guilford Street
London
WC1N 1DF

The Occupier / Weijie Pan
Flat 1
66 Guilford Street
London
WC1N 1DF

The Occupier
Flat 2
66 Guilford Street
London
WC1N 1DF

The Occupier / John G. Hopkins
Flat 3
66 Guilford Street
London
WC1N 1DF

The Occupier
Flat 4
66 Guilford Street
London
WC1N 1DF

The Occupier
Flat 5
66 Guilford Street
London
WC1N 1DF

The Occupier / Adeleke Eniola /
Victor Filip/ Nadia Ribeiro
Flat 6
66 Guilford Street
London
WC1N 1DF

The Occupier / Lars Weissman
Ivaylo S. Valeov
Flat 7
66 Guilford Street
London
WC1N 1DF

The Occupier
Flat 8
66 Guilford Street
London
WC1N 1DF

The Occupier
Flat 9
66 Guilford Street
London
WC1N 1DF

The Occupier
Flat10
66 Guilford Street
London
WC1N 1DF

The Occupier /Sundeep Teki
Flat 11
66 Guilford Street
London
WC1N 1DF

The Occupier
Flat 12
66 Guilford Street
London
WC1N 1DF

The Occupier
Flat 13
66 Guilford Street
London
WC1N 1DF

The Occupier
Flat 14
66 Guilford Street
London
WC1N 1DF

The Occupier
Flat 15
66 Guilford Street
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66 Guilford Street
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Flat 19
66 Guilford Street
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WC1N 1DF

The Occupier
Flat 19
66 Guilford Street
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WC1N 1DF

The Occupier
Flat 20
66 Guilford Street
London
WC1N 1DF

The Occupier
Flat 21
66 Guilford Street
London
WC1N 1DF

Jones Lang LaSalle
30 Warwick Street
London
W1B 5NH

Grainger PLC
1st Floor
SW15H Building
73 – 75 Upper Richmond Road
London,
SW15 2SR

Grainger PLC
Citygate
St James Boulevard
Newcastle Upon Tyne
NE1 4JE

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.