

EN11/0234

THE LONDON BOROUGH OF CAMDEN

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

ENFORCEMENT NOTICE

*78 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: 78 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 to a substandard House in Multiple Occupation and substandard self contained 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 four years

- b) The HMO accommodation and two self contained units are 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.

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 and two self contained flats

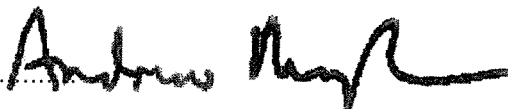
Compliance due date: Within a period of 6 months from the date of the Notice taking effect

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 28 February 2012 unless an appeal is made against it beforehand.

DATED: 17 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 28 day of February 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 28 day of February 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

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

ਮਹੱਤਵਪੂਰਨ : ਅਮਨੇ ਆ ਫ਼ੋਰਮ ਮੋਕਲਵਾ ਮਾਟੇ ਸਮਯ ਮਯਾਏ ਓ. ਆ ਸਮਯ ਮਯਾਏ ਪੂਰੀ ਥਾਯ ਤੇ ਪਠੇਲਾਂ ਅਮਨੇ ਤੇ ਮਠੀ ਯਯੁੰ ਯ ਯੋਏਏ. ਯੋ ਤਮਨੇ ਆ ਫ਼ੋਰਮ ਯਰਵਾ ਮਾਟੇ ਮਏਏ-ਨੀ ਯੜਰ ਢੋਯ ਤੋ ਅਮੇ ਤਮਨੇ ਸਲਾਠ ਮੇਯਵਵਾਨੁੰ ਸੂਯਨ ਕਰੀਏ ਈਏ.

Hindi

आवश्यक : इस फ़ॉर्म को हमारे पास भिजवाने की एक समय-सीमा है। उस समय-सीमा के बीतने से पहले हमें यह फ़ॉर्म अवश्य मिल जाना चाहिए। यदि आपको इस फ़ॉर्म 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 مشورہ 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।

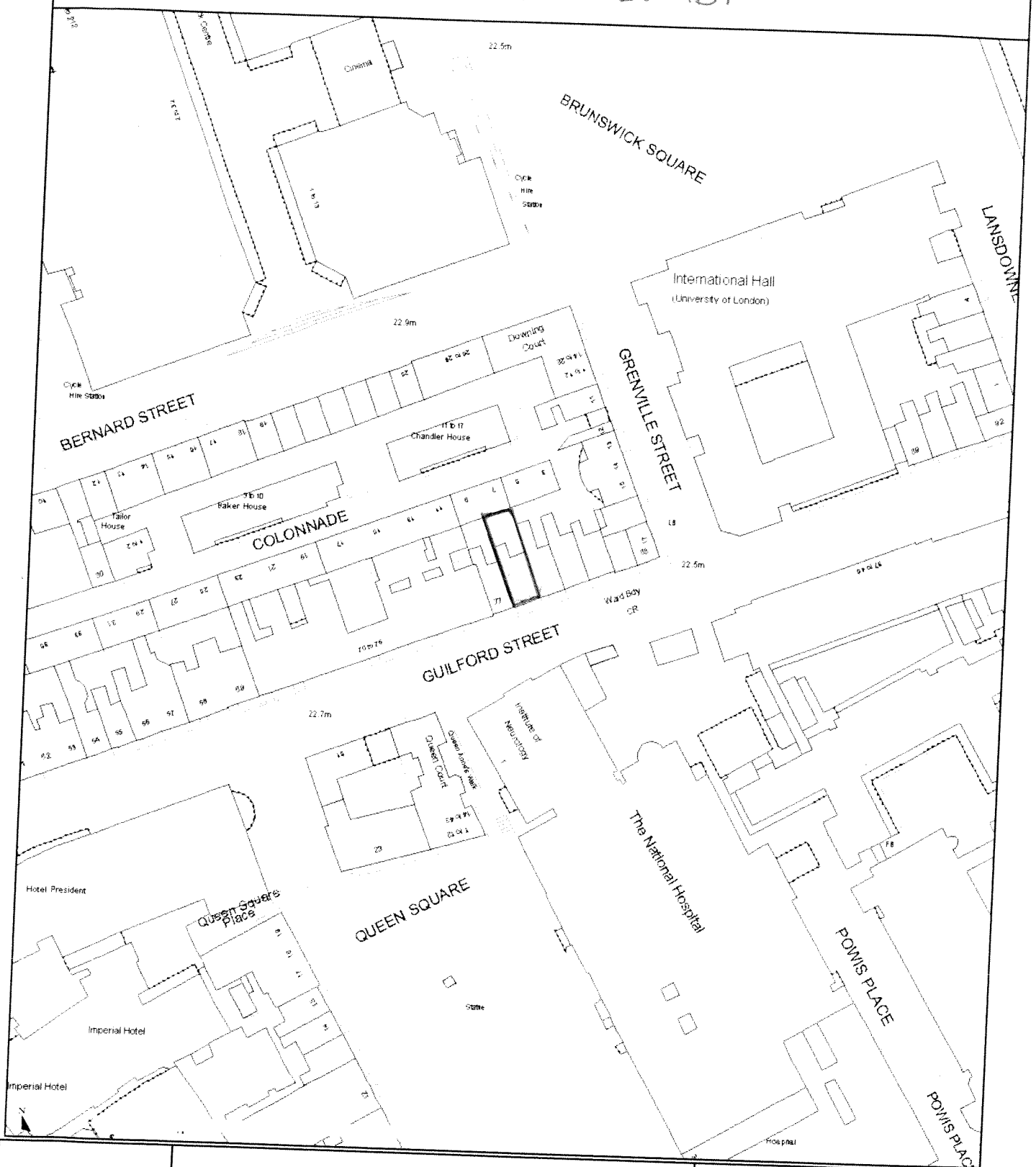
Chinese


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.

78 Guilford Street, London, WC1N 1DF



 Camden

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Scale 1/1250 Date 17/1/2012

Centre = 530349 E 182121 N

THIS ENFORCEMENT NOTICE HAS BEEN SERVED ON:

The Owner
78 Guilford Street
London,
WC1N 1DF

The Company Secretary
Ventra 9 Limited
55 Baker Street
London
W1U 7EU

Lloyds TSB Bank PLC
Corporate Customer Services
City Offices
P.O. Box 72
Bailey Drive
Gillingham Business Park
Gillingham
Medway
ME8 0LS

Bank of Scotland PLC
P.O. Box 5
The Mound
Edinburgh
EH1 1YZ

The Occupier
78 Guilford Street
London,
WC1N 1DF

The Occupier / James W. Parker
Flat 1
78 Guilford Street
London,
WC1N 1DF

The Occupier
Flat 2
78 Guilford Street
London,
WC1N 1DF

The Occupier
Flat 3
78 Guilford Street
London,
WC1N 1DF

The Occupier
Flat 3A
78 Guilford Street
London,
WC1N 1DF

The Occupier
Flat 4
78 Guilford Street
London,
WC1N 1DF

The Occupier
Flat 5
78 Guilford Street
London,
WC1N 1DF

The Occupier
Flat 6
78 Guilford Street
London,
WC1N 1DF

The Occupier / Rocky Monk
Flat 7
78 Guilford Street
London,
WC1N 1DF

The Occupier
Flat 8
78 Guilford Street
London,
WC1N 1DF

The Occupier / Thereska Evans
Flat 9
78 Guilford Street
London,
WC1N 1DF

The Occupier
Flat 10
78 Guilford Street
London,
WC1N 1DF

The Occupier
Flat 11
78 Guilford Street
London,
WC1N 1DF

The Occupier
Flat 12
78 Guilford Street
London,
WC1N 1DF

The Occupier / Nicola Evans
Flat 13
78 Guilford Street
London,
WC1N 1DF

The Occupier /
Flat 14
78 Guilford Street
London,
WC1N 1DF

The Occupier /
Flat 15
78 Guilford Street
London,
WC1N 1DF

Grainger PLC
1st Floor
SW1H 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.