

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

OF 106 Boundary Road  
London  
NW8 0RH

**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:** 106 Boundary Road, London, NW8 0RH

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 conversion of a ground floor shop with ancillary basement use to a ground floor shop with non self contained residential use within the basement.

4. **REASONS FOR ISSUING THIS NOTICE**

- a) The development is not four years old.
- b) The unauthorised conversion of the basement into a non self contained residential unit has resulted in the creation of living accommodation that is unacceptable and substandard in terms of private amenity space, private independent access, natural light, ventilation, outlook and storage space. Furthermore the unauthorised development does not provide waste and recycling facilities, lacks parking facilities and

**Council reference: EN12/0316**

fails to offer any safe and secure facilities for the storage of cycles, all to the detriment of the present occupants and for future residents.

- c) Overall the unauthorised development does not respect, relate to, or meet the Council's policies and is therefore contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP19 (Managing the impact of parking) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework 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**

**Within a period of 3 months of the Notice taking effect:**


- 1) Cease the unauthorised use of the basement as a non self contained residential unit.
- 2) Remove all furniture associated with the use including beds.

**Compliance due date: 28 May 2013**

**6. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **28 February 2013** unless an appeal is made against it beforehand.

**DATED: 17 January 2013**

Signed.....  


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