

Council reference: EN14/0149

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

**OF 15 GAYTON CRESCENT
LONDON
NW3 1TT**

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: 15 GAYTON CRESCENT LONDON NW3 1TT

as shown, for the purposes of identification only, outlined in red on the attached plan.
3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without Planning Permission: The erection of three part rear extension ranging from single storey to four storeys.
4. **REASONS FOR ISSUING THIS NOTICE:**
 1. It appears to the Council that the above breach of planning control has occurred within the last 4 years.
 2. The rear extension by virtue of its height, bulk and location detracts from the character and appearance of the host building, the street scene and the wider Hampstead Conservation Area and harms the setting of nearby Listed Buildings contrary to policies CS14 (Promoting high quality places and conserving heritage our

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heritage), DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the Councils 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**

Within **three months** of when the notice becomes effective the following steps are taken:

1. Completely remove the three part rear extension and make good the rear elevation.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **16 April 2014** unless an appeal is made against it beforehand.

DATED: **05 March 2014**


Signed.....

Head of service, Development Management, Culture and Environment
on behalf of the London Borough of Camden, Town Hall, Judd Street,
London WC1H 9LP

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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, Deemed Applications, Requests and Site Visits) (England) Regulations 2012/No.2920 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 twice to the "London Borough of Camden", as the Local Planning Authority.

If you wish to appeal under Ground (a), 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 £172.00.

The TOTAL FEE payable is £172.00 (i.e. £172.00 x 1 dwelling house)

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 16 April 2014.**

- (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 **16 April 2014**, 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.

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THIS ENFORCEMENT NOTICE HAS BEEN SERVED ON:

1.	Owner/Occupier 15 Gayton Crescent London NW3 1TT
2.	Phillip Anthony Galway – Cooper AND Wendy Suzanne Galway-Cooper 15 Gayton Crescent London NW3 1TT
3.	SG Hambros Bank Limited Norfolk House 31 St James's Square London SW1Y 4JR

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.

15 Gayton Crescent London NW3 1TT



