

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

OF **3 Holford Road
NW3 1AD**

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: 3 Holford Road, NW3 1AD

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:
 - 1) Installation of 4 air conditioning units on the roof
 - 2) Installation of a solar panel on the roof

4. **REASONS FOR ISSUING THIS NOTICE:**
 - 1) It appears to the Council that the above breach of planning control has occurred within the last four years

 - 2) The air conditioning units and solar panel have an adverse effect on this distinctive property and as such fail to make a positive contribution to the special character and appearance of the host building and wider area in general. Furthermore, the cluttered roof significantly detracts from the contribution made by the building to established views which help to form the character of the area.

Council reference: EN11/0820

Furthermore the unauthorised air conditioning units are considered likely to cause harm to the lining conditions of the occupiers of neighbouring properties by way of noise nuisance.

Overall it is considered that the size, design and location of the air conditioning units and solar panel are obtrusive and dominant additions when viewed by the occupants from the upper levels of neighbouring properties. They do not compliment the property appearing as alien features. They are incongruous additions that have a detrimental effect on the appearance of the host building, neighbouring properties and the character and appearance of the Conservation Area in general. Moreover the development does not respect, relate to, or meet the Council's policies and is therefore contrary to policies DP24 [Securing high quality design], DP25 [Conserving Camden's heritage], DP26 [Managing the impact of development on occupiers and neighbours] and DP28 [Noise and Vibration] of the London Borough of Camden Local Development Framework Development 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) Removal of all air conditioning units and all their associated fixtures and fittings from the roof.
- 2) Removal of the solar panel and all its associated fixtures and fittings from the roof.
- 3) Remove all debris from the premises as a result of the above requirements 1 & 2.

Compliance due date: 23 April 2013

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **23 January 2013** unless an appeal is made against it beforehand.

DATED: 12 December 2012

Signed.....

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