



Council reference: EN12/0864

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

OF 102 QUEEN'S CRESCENT
NW5

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: 102 Queens Crescent NW5

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: 'installation of an air conditioning unit on the side elevation of the building'
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 air conditioning unit by reason of its size, materials used in its construction and its location results in it being a large, unsympathetic, obtrusive and dominant addition on the side of the building when viewed from the street. It does not compliment the property appearing as alien feature. It is an incongruous element that has a detrimental effect on the appearance of the host building, neighbouring properties and the character and appearance of the street.

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- c) Overall the 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 Core Strategy; and policies DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework 2010.
- d) The air conditioning unit due to its location in close proximity to residential windows has the potential to have a detrimental impact on the residential amenity of occupiers due to noise and vibration. It therefore fails to comply with Policy CS5 of the London Borough of Camden Core Strategy 2010 and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and Vibration) 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**

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

- 1) Removal of the air conditioning unit and its associated fixtures and fittings from the side elevation of the premises.
- 2) Repair any damage to the side elevation that has been caused as a result of the installation and removal of the air conditioning unit using materials to match the existing fabric of the premises.
- 3) Remove all debris from the premises as a result of the above requirement

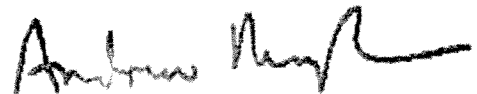
Compliance due date: 20 May 2013

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **20 February 2013** unless an appeal is made against it beforehand.

DATED: 9 January 2013

Signed.....



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