

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

**OF The Upper Flat
 151 Highgate Road
 London
 NW5 1LJ**

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: The upper flat, 151 Highgate Road, London NW5 1LJ

 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 removal of the thin timber framed sliding sash windows in the front elevation at first and second floor levels replacement with wooden sash windows encased in a broad wooden surround'.

4. **REASONS FOR ISSUING THIS NOTICE:**
 - a) The development is not over four years.
 - b) The property is identified as making a positive contribution to the character and appearance of the conservation area and as such the combined effect of both the windows and surrounds undermines that contribution.

Council reference: EN12/0579

- c) Overall it is considered that intermix of the windows and surrounds are obtrusive and dominant additions. 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 CS14 (Promoting high quality places and conserving our heritage), DP24 [Securing high quality design] and DP25 [Conserving Camden's heritage] of the London Borough of Camden Local Development Framework Core Strategy and Development Policies 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 6 months of the notice taking effect:

- 1) Remove the unauthorized windows and surrounds at first and second floor levels in the front elevation and replace with traditional thin timber '2 over 2' paned sliding, double hung sash windows to resemble those that existed prior to the breach of planning control (as shown in the attached photograph).
- 2) Remove all resultant debris and paraphernalia from the premises as a result of the above requirement 1.

Compliance due date: 4 September 2013

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **4 March 2013** unless an appeal is made against it beforehand.

DATED: 21 January 2013

Signed.....



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