

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

**OF 64 Fellows Road
NW3 3LJ**

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: 64 Fellows Road, NW3 3LJ

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 unauthorized change of use of the property from a HMO to 31 self contained flats.
4. **REASONS FOR ISSUING THIS NOTICE:**
 - a) It appears to the Council that the above breach of planning control has occurred within the last **4 years**
 - b) The proposed change of use of an existing property in Multiple Occupation (HMO) to provide a self-contained flat would result in the loss of a low-cost form of housing for which there is demonstrable need in the Borough contrary to policy DP9 (Student housing, bedsits and other housing with shared facilities) of the London Borough of Camden Development Policies Development Plan Document.

- c) The self-contained residential units, by reason of substandard size, provide an unacceptable level of residential amenity for occupiers, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies 2010.
- d). The use of the property as 31 Studio / one bedroom units, by reason of inadequate mix, does not contribute to the boroughs overall housing need, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP5 (Homes of different sizes) of the London Borough of Camden Local Development Framework Development Policies 2010.
- e) The development contributes unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework 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 six months of the Notice taking effect:

- 1) The use of the above property as self contained flats shall cease and the accommodation shall be rearranged as non self contained accommodation.
- 2) Remove any associated fixtures and fittings associated with the self contained units.

Compliance due date: 22 May 2013

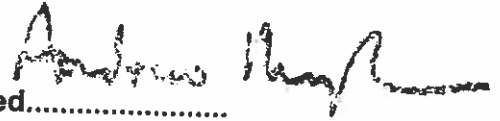
Council reference: EN12/0706

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **22 November 2012** unless an appeal is made against it beforehand.

DATED: 11 October 2012

Signed.....



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

