

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

**OF 8 Charlotte Street
London
W1T 2LS**

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: Chez Gerard, 8 Charlotte Street, London, W1T 2LS

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 unauthorised installation of kitchen extract duct and fans and 5 x air condenser units on rear third floor flat roof all in connection with existing restaurant.

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 unauthorised kitchen ducting, by virtue of its location, scale and bulk is considered to appear as a over dominant addition to the rear of the host property and fails to positively preserve and enhance the character and appearance the host building, terrace and wider surrounding Conservation Area, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24*

(Securing high quality design), DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- c) *The unauthorised kitchen ducting, by virtue of its height is considered to cause harm by way of odour to the living conditions of the occupiers of neighbouring properties, 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.*
- d) *The unauthorised air condenser units and ductwork are considered to cause noise nuisance detrimental to the living conditions of the occupiers of neighbouring properties, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy 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 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

The Notice shall require that within nine months of the Notice taking effect, the kitchen extract duct and fans and 5 x air condenser units on rear third floor flat roof all in connection with existing restaurant shall be permanently removed.

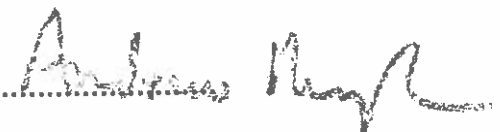
Compliance due date: 25 October 2013

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **25 January 2013** unless an appeal is made against it beforehand.

DATED: 14 December 2012

Signed.....



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