

Date: 31/12/2012
Our Reference: EN12/0832
Direct Phone Number: 020 7974 4389
Fax Number: 020 7974 1680
Contact: Robert Dewhurst
E-mail: robert.dewhurst@camden.gov.uk



Development Management
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8EQ

Tel: 020 7974 4444
(Switchboard)
Fax: 020 7974 6940
DX: 2106 Euston

E-mail:
planning@camden.gov.uk
www.camden.gov.uk

Please quote our reference in any correspondence

Owner/Occupier
62 Mill Lane (Ground Floor Commercial Unit)
London
NW6

This letter includes a formal notice to which you must respond

Town and Country Planning Act 1990 (as amended)	
Reference:	EN12/0832
Site:	62 Mill Lane (Ground Floor Commercial Unit), NW6
Allegation:	Change of use from A1 [retail] to C3 [residential]

Dear Sir/Madam,

This enforcement case has been re-allocated to me [Robert Dewhurst] for further investigation regarding the above allegation. In order to reach a conclusion on the matter please find enclosed a Planning Contravention Notice (PCN) that is being served under the provisions of Section 171C of the Town and Country Planning Act 1990, in respect of the above site. This notice is being issued on you because the Local Planning Authority has reason to believe that a breach of planning control may have occurred at the above address.

The notice is dated 31/12/2012 and a copy is enclosed by way of service on you in view of the Council's belief that you have an interest in the land. You are legally required to respond to it. Please read the Notice carefully and send the response to:

Mr Robert Dewhurst at: Development Management ,
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8EQ

If there has been an over-sight on our part and consent has been granted for what has been alleged or if the use has ceased I would be grateful if you would contact me so that we can arrange a suitable time when I might visit you at the property in order to close the case. Should you need anything in the correspondence to be explained or if you would prefer to make a representation in person please contact me to arrange a date and time.

If you have difficulty with English you should take this letter to a Citizens Advice Bureau or a Solicitor who will be able help you

Yours sincerely

Robert Dewhurst - Senior Planning Enforcement Officer

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY
The London Borough of Camden Council

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the
PLANNING AND COMPENSATION ACT 1991)**

PLANNING CONTRAVENTION NOTICE

Served on: Owner/Occupier, 62 Mill Lane (Ground Floor Commercial Unit) London NW6

1. It appears to the London Borough of Camden Council ("the Council"), being the local planning authority for the purposes of section 171C of the Town and Country Planning Act 1990 ("the Act"), that there may have been a breach of planning control in respect of the land described in Schedule 1 below ("the land").

SCHEDULE 1

Land to which this notice relates

Address: 62 Mill Lane (Ground Floor Commercial Unit), NW6

The breach of planning control, which may have occurred, is specified in Schedule 2 below.

SCHEDULE 2

Change of use of the property from A1[retail] to C3 [residential]

This notice is served on you as a person who appears to be:-

- (1) The owner or occupier of the land or has any other interest in it;
Or
- (2) Who is carrying out operations in, on, over or under the land or is using it for any purpose.

4. In exercising its powers under Section 171C(2) and (3) of the Town and Country Planning Act 1990, the Council requires you, in so far as you are able to provide in writing answers to the questions set out below in **schedule 4** relating to the change of use of the premises specified in **schedule 2**. You must write your answers in the spaces provided. The completed notice must be returned **within twenty-one days from the date of service** to Mr Robert Dewhurst at the following address:

Development Management
Regeneration & Planning
London Borough of Camden
Town Hall
Argyle Street - London WC1H 8EQ

Or email
robert.dewhurst@camden.gov.uk

OPPORTUNITY TO MAKE REPRESENTATIONS IN RESPONSE TO THIS NOTICE

If you wish to make an offer to apply for planning permission, or to refrain from carrying out any operations or activities, or to undertake remedial works, or to make any representations about this Notice, or to arrange a site meeting please do not hesitate to contact Mr Robert Dewhurst on 020 7974 4389 or by email - robert.dewhurst@camden.gov.uk. Please note, making a representation about this notice, in person or otherwise, does NOT discharge the requirement of this Notice.

SCHEDULE 3

WARNING

1. It is an offence to fail, without reasonable excuse, to comply with any requirement of this notice within twenty-one days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine of £1,000. Continuing failure to comply following a conviction will constitute a further offence.
2. It is also an offence knowingly or recklessly to give information, in response to this notice, which is false or misleading in a material particular. The maximum penalty on conviction of this offence is a fine of £5,000.

ADDITIONAL INFORMATION

3. If you fail to respond to this notice, the Council may take further action in respect of the suspected breach of planning control. In particular, they may issue an enforcement notice, under section 172 of the 1990 Act, requiring the breach, or any injury to amenity caused by it, to be remedied and that Enforcement Notices are served on all interested parties of the property, failure to comply with the terms of the Enforcement Notice is a criminal offence for which a person/s convicted in the Magistrates' Court could be fined, on summary conviction, up to £20,000 or an unlimited fine convicted on indictment for non-compliance with the Enforcement Notice, or alternatively the Council could undertake works in default in secure compliance with this Notice. Enforcement Notices are permanently added to the Local Land Charges Register.
4. If the Council serve a stop notice, under section 183 of the 1990 Act, section 186(5)(b) of the Act provides that should you otherwise become entitled (under section 186) to compensation for loss or damage attributable to that notice, no such compensation will be payable in respect of any loss or damage which could have been avoided had you given the Council the information required by this notice, or had you otherwise co-operated with the Council when responding to it.

Dated: 31-12-12

Signed.....*D Fleming*.....
Council's authorised officer

SCHEDULE 4

Please answer the following questions and **complete the declaration** at the end of the questions, printing your answers clearly. If a question is not applicable, please state that this is the case.

1. Please state your full name and permanent address (if a company please state registered name, number, address and company secretary; if a partnership please state names of all partners and address for service of documents).

2.

Name(s)/Company:	Company no:
Address:	
Postcode:	

2. What is your interest in the premises described in schedule 1 (complete as necessary)?

(i) freeholder from (date)
(ii) leaseholder from (date) (date) to
(iii) tenant/sub-tenant from (date) (date) to
(iv) other - please specify and give details (e.g. licensee, beneficial owner):	

3. State the full name and address of the freeholder of the premises described in schedule 1

First Name/Company Name:
Surname:
Address:
Postcode:

4. State the full name and address of the lessee of the premises described in schedule 1

First Name/Company Name:
Surname:
Address:
Postcode:

5. If the land is mortgaged, state **IN FULL** the name(s) and branch addresses of the Lender (i.e. the bank/building society/loan company)

First Name/Company Name:
Surname:
Address:
Postcode:

6. State the full name and address of any other person with an interest in the premises described in schedule 1

First Name/Company Name:
Surname:
Address:
Postcode:

Interest:

7. Provide your personal details (print the answers clearly).

Title:

First Names:

Surname:

Address:[if different from the address at No.1 of schedule 3]

Postcode:

Daytime Telephone Number:

8. Has there been a change of use from A1 [retail] to C3 [residential]

YES

NO

9. What is the current use of the premises at ground floor level?

10. How long has this use existed?

11. What was the previous use of the premises at ground floor level?

12. How many flats have been constructed at 62 Mill Lane

13. Is rent paid for the C3 use at ground floor level?

14. if yes state how much and to whom it is paid

15. Is there a tenancy agreement? If yes please supply a copy with this notice on return

16. Please show detail on a separate piece of paper the layout of **ground floor area**, identifying any kitchen or bathroom (inc WC) facilities present.

I hereby declare that the information I have provided in completing this questionnaire is true and accurate to the best of my knowledge:

Signed:

Dated:

Print Name:

Date: 31/12/2012
Our Reference: EN12/0832
Direct Phone Number: 020 7974 4389
Fax Number: 020 7974 1680
Contact: Robert Dewhurst
E-mail: robert.dewhurst@camden.gov.uk



Development Management
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8EQ

Please quote our reference in any correspondence
The Director/ Manager of 60-62 MILL LANE FREEHOLD LIMITED

Harben House,
Harben Parade,
Finchley,
London NW3 6LH.

Tel: 020 7974 4444
(Switchboard)
Fax: 020 7974 6940
DX: 2106 Euston

E-mail:
planning@camden.gov.uk
www.camden.gov.uk

This letter includes a formal notice to which you must respond

Town and Country Planning Act 1990 (as amended)	
Reference:	EN12/0832
Site:	62 Mill Lane (Ground Floor Commercial Unit), NW6
Allegation:	Change of use from A1 [retail] to C3 [residential]

Dear Sir/Madam,

This enforcement case has been re-allocated to me [Robert Dewhurst] for further investigation regarding the above allegation. In order to reach a conclusion on the matter please find enclosed a Planning Contravention Notice (PCN) that is being served under the provisions of Section 171C of the Town and Country Planning Act 1990, in respect of the above site. This notice is being issued on you because the Local Planning Authority has reason to believe that a breach of planning control may have occurred at the above address.

The notice is dated 31/12/2012 and a copy is enclosed by way of service on you in view of the Council's belief that you have an interest in the land. You are legally required to respond to it. Please read the Notice carefully and send the response to:

Mr Robert Dewhurst at: Development Management ,
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8EQ

If there has been an over-sight on our part and consent has been granted for what has been alleged or if the use has ceased I would be grateful if you would contact me so that we can arrange a suitable time when I might visit you at the property in order to close the case. Should you need anything in the correspondence to be explained or if you would prefer to make a representation in person please contact me to arrange a date and time.

If you have difficulty with English you should take this letter to a Citizens Advice Bureau or a Solicitor who will be able help you

Yours sincerely

Robert Dewhurst - Senior Planning Enforcement Officer

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

The London Borough of Camden Council

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the
PLANNING AND COMPENSATION ACT 1991)**

PLANNING CONTRAVENTION NOTICE

Served on: The Director/ Manager of 60-62 MILL LANE FREEHOLD LIMITED
Harben House, Harben Parade, Finchley, London NW3 6LH.

1. It appears to the London Borough of Camden Council ("the Council"), being the local planning authority for the purposes of section 171C of the Town and Country Planning Act 1990 ("the Act"), that there may have been a breach of planning control in respect of the land described in Schedule 1 below ("the land").

SCHEDULE 1

Land to which this notice relates

Address: 62 Mill Lane (Ground Floor Commercial Unit), NW6

2. The breach of planning control, which may have occurred, is specified in Schedule 2 below

SCHEDULE 2

Change of use of the property from A1[retail] to C3 [residential]

3. This notice is served on you as a person who appears to be:-

owner or occupier of the land or has any other interest in it;
Or

(2) Who is carrying out operations in, on, over or under the land or is using it for any purpose.

4. In exercising its powers under Section 171C(2) and (3) of the Town and Country Planning Act the Council requires you, in so far as you are able to provide in writing the information requested below in **schedule 4** relating to the change of use of the premises specified in Schedule 2. You must write your answers in the spaces provided. The completed notice must be returned **within twenty-one days from the date of service** to Mr Robert Dewhurst at the following address:

Development Management
Regeneration & Planning
London Borough of Camden
Town Hall
Argyle Street - London WC1H 8EQ

Or email

robert.dewhurst@camden.gov.uk

OPPORTUNITY TO MAKE REPRESENTATIONS IN RESPONSE TO THIS NOTICE

If you wish to make an offer to apply for planning permission, or to refrain from carrying out any operations or activities, or to undertake remedial works, or to make any representations about this Notice, or to arrange a site meeting please do not hesitate to contact Mr Robert Dewhurst on 020 7974 4389 or by email - robert.dewhurst@camden.gov.uk. Please note, making a representation about this notice, in person or otherwise, does NOT discharge the requirement of this Notice.

SCHEDULE 3

WARNING

1. It is an offence to fail, without reasonable excuse, to comply with any requirement of this notice within twenty-one days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine of £1,000. Continuing failure to comply following a conviction will constitute a further offence.
2. It is also an offence knowingly or recklessly to give information, in response to this notice, which is false or misleading in a material particular. The maximum penalty on conviction of this offence is a fine of £5,000.

ADDITIONAL INFORMATION

3. If you fail to respond to this notice, the Council may take further action in respect of the suspected breach of planning control. In particular, they may issue an enforcement notice, under section 172 of the 1990 Act, requiring the breach, or any injury to amenity caused by it, to be remedied and that Enforcement Notices are served on all interested parties of the property, failure to comply with the terms of the Enforcement Notice is a criminal offence for which a person/s convicted in the Magistrates' Court could be fined, on summary conviction, up to £20,000 or an unlimited fine convicted on indictment for non-compliance with the Enforcement Notice, or alternatively the Council could undertake works in default in secure compliance with this Notice. Enforcement Notices are permanently added to the Local Land Charges Register.
4. If the Council serve a stop notice, under section 183 of the 1990 Act, section 186(5)(b) of the Act provides that should you otherwise become entitled (under section 186) to compensation for loss or damage attributable to that notice, no such compensation will be payable in respect of any loss or damage which could have been avoided had you given the Council the information required by this notice, or had you otherwise co-operated with the Council when responding to it.

Dated: 31-12-12

Signed: *D. Fleming*
Council's authorised officer

SCHEDULE 4

Please answer the following questions and **complete the declaration** at the end of the questions, printing your answers clearly. If a question is not applicable, please state that this is the case.

1. Please state your full name and permanent address (if a company please state registered name, number, address and company secretary; if a partnership please state names of all partners and address for service of documents).
- 2.

Name(s)/Company:	Company no:
Address:	
Postcode:	

2. What is your interest in the premises described in schedule 1 (complete as necessary)?

(i) freeholder from (date)
(ii) leaseholder from (date) (date) to
(iii) tenant/sub-tenant from (date) (date) to
(iv) other - please specify and give details (e.g. licensee, beneficial owner):	

3. State the full name and address of the freeholder of the premises described in schedule 1

First Name/Company Name:
Surname:
Address:
Postcode:

4. State the full name and address of the lessee of the premises described in schedule 1

First Name/Company Name:
Surname:
Address:
Postcode:

5. If the land is mortgaged, state **IN FULL** the name(s) and branch addresses of the Lender (i.e. the bank/building society/loan company)

First Name/Company Name:
Surname:
Address:
Postcode:

6. State the full name and address of any other person with an interest in the premises described in schedule 1

First Name/Company Name:
Surname:
Address:
Postcode:

Interest:

7. Provide your personal details (print the answers clearly).

Title:

First Names:

Surname:

Address:[if different from the address at No.1 of schedule 3]

Postcode:

Daytime Telephone Number:

8. Has there been a change of use from A1 [retail] to C3 [residential]

YES

NO

9. What is the current use of the premises at ground floor level?

10. How long has this use existed?

11. What was the previous use of the premises at ground floor level?

12. How many flats have been constructed at 62 Mill Lane

13. Is rent paid for the C3 use at ground floor level?

14. if yes state how much and to whom it is paid

15. Is there a tenancy agreement? If yes please supply a copy with this notice on return

16. Please show detail on a separate piece of paper the layout of **ground floor area**, identifying any kitchen or bathroom (inc WC) facilities present.

I hereby declare that the information I have provided in completing this questionnaire is true and accurate to the best of my knowledge:

Signed:

Dated:

Print Name:

Statement of Witness

Criminal Justice Act 1967 Ss2 and 9; M.C. Rules 1968 n 58

Full Name: Robert Dewhurst

Occupation: Planning Enforcement Officer

Address: Development Management ,
Environmental Health Team
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8EQ

Age: Over 18 Telephone Number: 020 7974 4389

This statement (consisting of 1 page, signed by myself) is true to the best of my knowledge and belief and I make it knowing that it is tendered in evidence and I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false or do not believe to be true.

ADDRESS -

1. I am a Planning Enforcement Officer of the planning department at London Borough of Camden. In my work as a Planning Enforcement Officer, I investigate breaches of planning control within the London Borough of Camden. I am familiar with the above ("the premises") and with the files and records relating to the site held by the planning department.

2. On 31/12/2012 I served the following with a Planning Contravention Notice [PCN] relating to the premises in the manner stated:-

By 1st Class Post to:

Owner/Occupier of 62 Mill Lane (Ground Floor Commercial Unit), NW6
The Director/ Manager of 60-62 MILL LANE FREEHOLD LIMITED
Harben House, Harben Parade, Finchley, London NW3 6LH.

3. I can also confirm that on 31/12/2012 I placed copies of the notice on the planning enforcement file.

Signed.....*Robert Dewhurst*.....

Dated.....*31/12/2012*.....

Statement made at:

London Borough of Camden, Town Hall, Argyle Street. London. WC1H 8EQ

In the presence of:

Signed.....*D. Fleming*.....

Dated.....*31.12.12*.....

Name.....*DIANE FLEMING*.....

Occupation... MANAGER APPEALS + ENFORCEMENT

-
Date: 4/11/2012
Our Reference: EN12/0832
Direct Phone Number: 020 7974 4389
Fax Number: 020 7974 1680
Contact: Robert Dewhurst
E-mail: robert.dewhurst@camden.gov.uk



Development Management
London Borough of Camden
Town Hall
Argyle Street
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Tel: 020 7974 4444 (Switchboard)
Fax: 020 7974 6940
DX: 2106 Euston

E-mail:
planning@camden.gov.uk
www.camden.gov.uk

Please quote our reference in any correspondence

Owner/Occupier
62 Mill Lane (Ground Floor Commercial Unit)
London
NW6

Town and Country Planning Act 1990 (as amended)	
Reference:	EN12/0832
Address:	62 Mill Lane (Ground Floor Commercial Unit), NW6
Breach	Alleged change of use from a retail use to residential use

Dear Owner/Occupier

The planning enforcement team at Camden Council has received allegations about a breach of planning control at the above property which may require planning permission. I have checked the Council records and have been unable to locate any planning consent for it.

At this stage and for our records I would appreciate if you could contact me by **telephone, email or letter** within the next **21 days** to verify whether the allegation is true or not and to arrange an appropriate time for a full inspection of the premises to be undertaken.

The purpose of this letter is to advise you of the procedure involved and to enable you the opportunity to informally resolve the issue without recourse to formal enforcement action. Thank you in advance of your co-operation in this matter.

Yours sincerely

Robert Dewhurst - Senior Planning Enforcement Officer

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We work closely with property owners to provide short-term, affordable living accommodation to key workers, young professionals and mature/post-graduate students. We ensure we look after our guardian family and in return they look after the properties they live in on our behalf.

Due to the contracts we enter into with our property owners, your length of stay at a particular property cannot be guaranteed and you may be requested to vacate on not less than 2 weeks' notice. However, on average our Guardians will be in a property for 6-8 months, and we will always try to offer our Guardians a space in an alternative property, when a property is due to be handed back.

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If you want to live in unusual and unconventional properties at a fraction of the 'normal' cost of renting and become a live-in guardian, then please complete the **Guardian Application Form**.



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LIVE-IN GUARDIANS LIMITED
CARRADINE HOUSE
237 REGENTS PARK ROAD
LONDON N3 3LF
TELEPHONE 020 3195 3535

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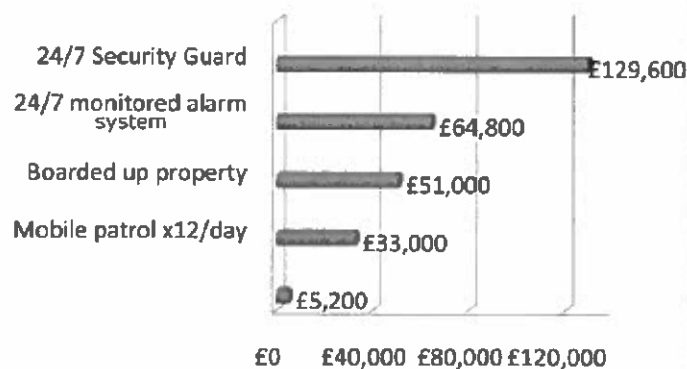
LIVE-IN GUARDIANS LIMITED
CARRADINE HOUSE
237 REGENTS PARK ROAD
LONDON N3 3LF
TELEPHONE 020 3195 3535

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About Live-In Protection

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