

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)**

ENFORCEMENT NOTICE

RE: 42 CANFIELD GARDENS, LONDON NW6 3EB

ISSUED BY : THE LONDON BOROUGH OF CAMDEN

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.
2. **THE LAND AFFECTED**

Land and premises at **42 Canfield Gardens, London NW6 3EB** ("the Premises"). The Premises are 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 erection of a side dormer, a rear dormer and terrace, a raised roof ridge, the installation of two roof lanterns, and a rooflight to the front of the Premises,
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) Alterations to the roof are contrary to the Council's Policies and Guidelines for roof extensions as contained in the draft Unitary Development Plan and Supplementary Planning Guidance, by virtue of the size and bulk of the side dormer and rear dormer, the raised roof ridge and roof lanterns, and are detrimental to the appearance of the building and the character and appearance of the conservation area.
 - (c) The balcony/roof terrace would be likely to result in unreasonable overlooking of neighbouring properties to the detriment of the amenities of the occupiers of those properties.

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**

EITHER:

(i) The unauthorised works shall be removed from the building and the fabric of the building made good to correspond as closely as possible to the appearance of the building before the unauthorised works were carried out;

OR

(ii) Alterations to the roof shall be carried out in strict compliance with drawing numbers 258/01, 03c, 04, 05c (rather than the unrevised drawing 05 which was erroneously stated in the Decision Notice) (Ref: PW9702949/R1) approved 27 April 1998.

You are to comply with the above requirements within **six months** of this notice taking effect.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **25th day of March 1999**, unless an appeal is made against it beforehand.

DATED: 22 February 1999

(Signed) 

Alison Lowton, Acting Borough Solicitor, on behalf of the London Borough of Camden, Town Hall, Judd Street, London WC1H 9LP.

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before **25th day of March 1999**. The enclosed booklets "**Enforcement Appeals - A Guide to Procedure**", sets out your rights. Read them carefully. You may use the enclosed appeal forms.

(a) One is for you to send to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.

(b) Send the second copy of the appeal form and notice to the Council at:

Development Control
Environment (Planning) Department
London Borough of Camden
Fifth Floor
Town Hall
Argyle Street
London WC1H 8EQ

(c) The other is for you to keep as a duplicate for your own records.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on **25th day of March 1999**, and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.