

**EN040503**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY.**

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

**ENFORCEMENT NOTICE**

**RE: REAR OF THE STUDIO, 33A BROADHURST GARDENS,  
LONDON NW6 3QT**

**OPERATIONAL DEVELOPMENT**

**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**

**REAR OF THE STUDIO, 33A BROADHURST GARDENS,  
LONDON NW6 3QT  
("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 unauthorised erection of a building for storage to the rear of The Studio, 33A Broadhurst Gardens, London NW6 3QT.

**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 single storey building, by reason of its location within a garden which has already been significantly developed, would be detrimental to the current levels of amenity space available to the occupants of the lower ground floor flat, contrary to policy B3 [Alterations and Extensions] of the London Borough of Camden Replacement Unitary Development Plan 2006, and advice given in the Swiss Cottage Conservation Area Statement.
- c) The single storey storage building, by reason of its location within a garden which has already been significantly developed, would be detrimental to the setting of the garden within the conservation area, and the sense of openness within the garden, contrary to policies B1 [General Design Principles], B3 [Alterations and Extensions], and B7 [Conservation Areas] of the London Borough of Camden Replacement Unitary Development Plan 2006, and advice given in the Swiss Cottage Conservation Area Statement

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.**

- 1. The storage building located to rear of The Studio, 33A Broadhurst Gardens, London NW6 3QT shall be completely and permanently removed.
- 2. All and any damage caused by the removal of the storage building shall be made good to an appropriate and proper standard.

You are to comply with the above requirement within **3 months** of this notice taking effect.

**6. WHEN THIS NOTICE TAKES EFFECT.**

This notice takes effect on **30** day of **November 2006** unless an appeal is made against it beforehand.

DATED: 28 September 2006

(Signed).....

Director of Law and Administration, 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 **30** day of **November 2006**.. The enclosed booklet "**Enforcement Appeals - A Guide to Procedure**, sets out your rights. Read it 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:

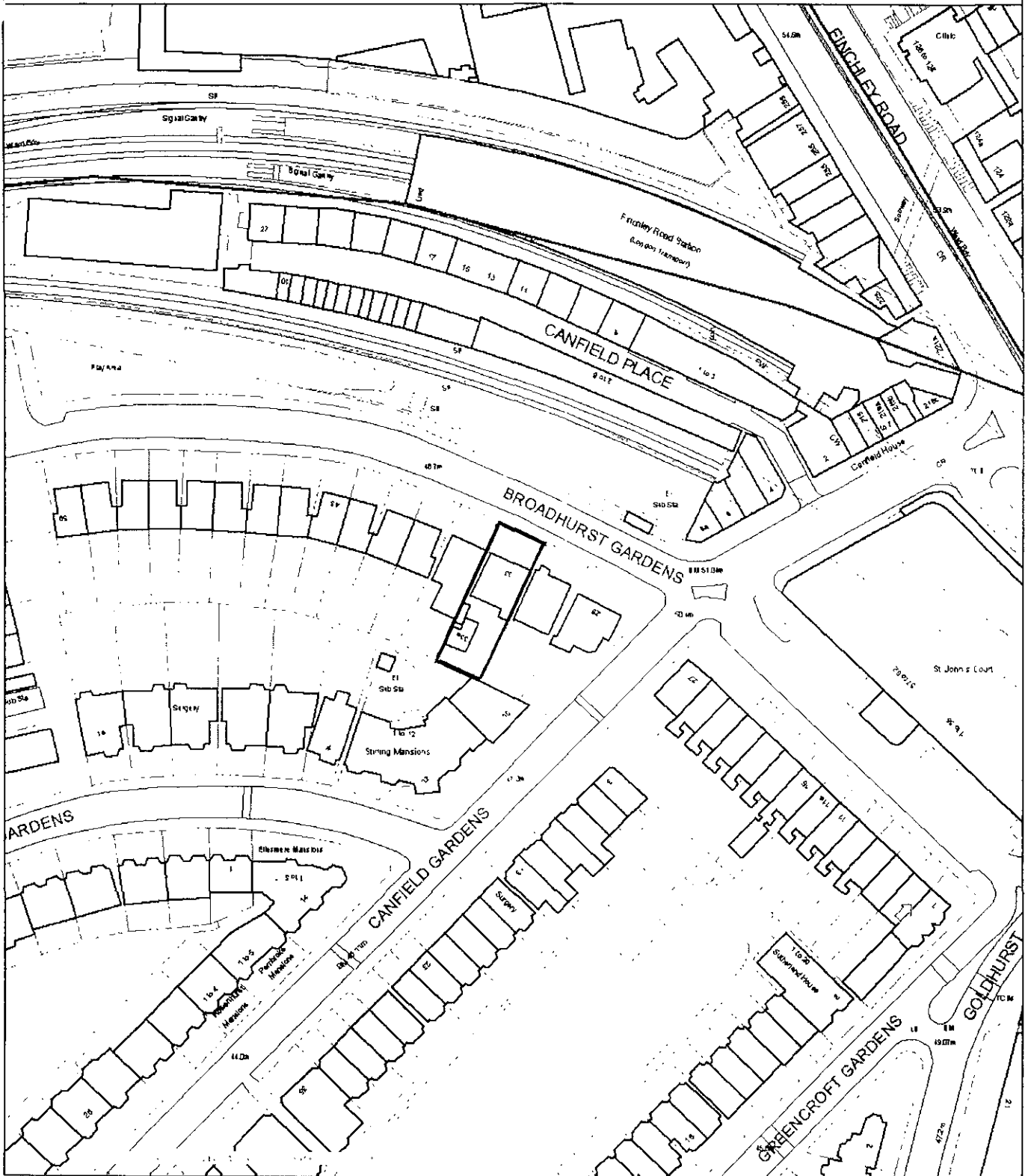
Development Control,  
Culture and Environment Department (Planning) ,  
London Borough of Camden,  
Fifth Floor,  
Town Hall,  
Argyle Street,  
London WC1H 8EQ

(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 **30** day of **November 2006**, 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.

# The Studio 33A Broadhurst Gardens



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Scale 1/1250 Date 4/8/2006

Centre = 526204 E 184636 N

**NOTE PURSUANT TO REGULATION 5 OF THE TOWN AND COUNTRY  
(ENFORCEMENT NOTICES AND APPEALS) (ENGLAND) REGULATIONS  
2002.**

Your attention is drawn to the information contained in the enclosed Planning Inspectorate booklet "Making Your Enforcement Appeal" .

If you appeal against the notice on Ground (a) "That planning permission should be granted for what is alleged in the enforcement notice, or that the condition which is alleged not to have been complied with should be discharged", there is a fee payable under Regulation 10 of the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 for the deemed application for planning permission for the development alleged to be in breach of planning control in the enforcement notice.

The fee is payable both to the "Office of the Deputy Prime Minister" [ODPM] for the Planning Inspectorate appeal, and also to the "London Borough of Camden", as the Local Planning Authority.

If you wish to appeal under Ground (a), the fee payable to the "Office of the Deputy Prime Minister" should accompany the copy of the appeal form sent to the **Planning Inspectorate, P O Box 326, Bristol, BS99 7XF**. The fee is **£220**.

The fee payable to the "London Borough of Camden" should accompany the copy of the appeal form sent to the Council, at the following address: **Culture and Environment Department (Planning Division), London Borough of Camden, Fifth Floor Town Hall, Argyle Street, London WC1H 8EQ**. The fee is also **£220**.

## Punjabi

ਜ਼ਰੂਰੀ: ਇਹ ਫਾਰਮ ਸਾਡੇ ਕੋਲ ਭੇਜਣ ਲਈ ਖਾਸ ਮਿਆਦ ਹੈ। ਇਸ ਮਿਆਦ ਦਾ ਸਮਾਂ ਪੂਰਾ ਹੋ ਜਾਣ ਤੋਂ ਪਹਿਲਾਂ ਇਹ ਫਾਰਮ ਸਾਡੇ ਕੋਲ ਲਾਜ਼ਮੀ ਤੌਰ ਤੇ ਪਹੁੰਚ ਜਾਣਾ ਚਾਹੀਦਾ ਹੈ। ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਫਾਰਮ ਭਰਨ ਲਈ ਮਦਦ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਅਸੀਂ ਤੁਹਾਨੂੰ ਸੁਝਾਓ ਦਿੰਦੇ ਹਾਂ ਕਿ ਤੁਸੀਂ ਇਹਦੇ ਬਾਰੇ ਕਿਸੇ ਤੋਂ ਸਲਾਹ ਲਓ।

## Gujarati

ਮહત્વનું : અમને આ ફોર્મ મોકલવા માટે સમય મર્યાદા છે. આ સમય મર્યાદા પૂરી થાય તે પહેલાં અમને તે મળી જવું જ જોઈએ. જો તમને આ ફોર્મ ભરવા માટે મદદની જરૂર હોય તો અમે તમને સલાહ મેળવવાનું સૂચન કરીએ છીએ.

## Hindi

आवश्यक : इस फॉर्म को हमारे पास भिजवाने की एक समय-सीमा है। उस समय-सीमा के बीतने से पहले हमें यह फॉर्म अवश्य मिल जाना चाहिए। यदि आपको इस फॉर्म को भरने में सहायता चाहिए, तो हमारा सुझाव है कि आप किसी की सलाह लें।

## Urdu

اہم : اس فارم کو ہمیں بھیجنے کے لئے وقت کی ایک معیاد ہے۔ اس معیاد کے گزرنے سے پہلے پہلے ہمیں یہ لازمی طور پر مل جانا چاہیے۔ اگر اس فارم کو بھرتے ہیں آپ کو مدد کی ضرورت ہے تو ہماری رائے ہے کہ آپ مشورہ حاصل کریں۔

## Bengali

জরুরী: এই ফর্ম আমাদের কাছে পাঠানোর একটা সময়সীমা আছে। এই সময়সীমা শেষ হবার আগেই এটা অবশ্যই আমাদের কাছে পৌঁছাতে হবে। এই ফর্ম পূরণ করায় যদি আপনার সাহায্যের দরকার হয় তাহলে আমাদের পুস্তাব, কারো পরামর্শ নিন।

## Chinese

重要通知 : 把這份表格寄回給我們是有時間限制的。我們必須在時限過期之前收到這份表格。假若你需要別人幫助你填寫這份表格，我們建議你尋求指導。

## English

**IMPORTANT:** There is a time limit for sending this form to us. We must receive it before the time expires. If you need help filling in this form, we suggest you get advice.

**ENFORCEMENT NOTICE  
REAR OF THE STUDIO, 33A BROADHURST GARDENS,  
LONDON NW6 3QT**

The Owner,  
33a [The Studio] Broadhurst Gardens  
London NW6 3QT

Rosbury Properties Limited  
33 Broadhurst Gardens  
London NW6 3QT

The Company Secretary,  
Rosbury Properties Limited  
Harben House  
Harben Parade  
Finchley Road  
London NW3 6LH

The Occupier/Satwinder Bal,  
Flat 1  
33 Broadhurst Gardens  
London NW6 3QT

Alliance & Leicester plc.,  
Mortgage Customer Services  
Narborough  
Leicester  
LE9 5XX

The Occupier/  
Flat 2  
33 Broadhurst Gardens  
London NW6 3QT

William Andrew Raymond Priddy  
32 Oakeshott Avenue  
London N6 6NS  
[Leaseholder of Flat 2, 33 Broadhurst Gardens]

Halifax plc.  
Pendeford Business Park  
Wobaston Road  
Wolverhampton  
WV9 5HZ

The Occupier/Eileen Rochelle Hauptman  
Flat 3  
33 Broadhurst Gardens  
London NW6 3QT

Nottingham Building Society  
Nottingham House  
5-13 Upper Parliament Street  
Nottingham  
NG1 2BX

The Occupier/John Eric Bergsagel/Dalia Hartman Bergsagel  
Flat 4  
33 Broadhurst Gardens  
London NW6 3QT

Halifax plc.  
Pendeford Business Park  
Wobaston Road  
Wolverhampton  
WV9 5HZ