

RECEIVED 27 JAN 2006

EN04/0283

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY.

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

ENFORCEMENT NOTICE

5 ACTON STREET, LONDON WC1X 9IX

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

5 ACTON STREET, LONDON WC1X 9IX ("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:

- [A] The installation of uPVC windows in the whole of the Premises.
- [B] The erection of a timber trellis at second floor level.
- [C] The erection of an outbuilding.

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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 development of this property is considered to have a detrimental impact on the character and appearance of the building, the listed terrace, and the Bloomsbury Conservation Area and that, if allowed, would set an unwelcome precedent for rear extensions and uPVC windows in this part of the Conservation Area. The unauthorised uPVC windows and building works are therefore considered to be contrary to policies EN19 [Amenity for Occupiers and Neighbours], EN21 [Alterations to Existing Buildings], EN22 [Extensions to Existing Buildings], and EN31 [Character and Appearance of Conservation Areas] of the London Borough of Camden Unitary Development Plan, and guidance contained within the Council's Supplementary Design Guidance

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.

[A]

All unauthorised uPVC windows are to be completely and permanently removed from the Premises and

The windows shall be replaced with the following windows as labelled on the 4 plans marked PSX0004767R4, [Job No. 0024/5B ;Job No. 0024/4B; Job No. 0024/7C; Job No. 0024/6D] :

W1-3 – The windows on the front elevation shall be laid out exactly as shown on the plans, and constructed of timber. The openable windows are also marked on the plans, hung to the widest side of the "V". The others shall be fixed shut.

W4-12 – The windows on the rear elevation shall be laid out exactly as shown on the plans, and constructed of timber. The openable windows are also marked on the plans, hung to the widest side of the "V". The others shall be fixed shut.

W13 & 14- The windows on the east courtyard elevation shall be laid out exactly as shown on the plan, and constructed of timber. The openable windows are also marked on the plans, hung to the widest side of the "V". The others shall be fixed shut. The front door to this flat shall also be constructed of timber.

W15-24 & W37-43 – The windows on the east elevation overlooking the Underground shall be laid out exactly as shown on the plan, and constructed of timber. The openable windows are also marked on the plan, hung to the widest side of the "V". The others shall be fixed shut. All of these external windows shall be double glazed units, and secondary glazing shall be fitted within the window reveal inside of the property. The inside frames shall be constructed of either metal or timber.

W25-27- The windows on the western courtyard elevation shall be laid out exactly as shown on the plan, and constructed of timber. The openable windows are also marked on the plans, hung to the widest side of the "V". The others shall be fixed shut. The front door to this flat shall also be constructed of timber.

W28- The window facing west into the garden area of the residential flat in the outbuilding, shall be constructed of timber. The window shall have a fixed glazing bar a third of the way down, with the lower section fixed shut, and the top section openable, and top hung.

W29- The window facing south into the garden is of the residential flat in the outbuilding, shall be constructed of timber. The window shall have a fixed horizontal glazing bar a third of the way down cutting across a fixed vertical glazing bar down the centre with opposite corner windows being made openable. The window in the top section shall be top hung, and the openable window in the lower section shall be side hung from the frame side of the window. The others shall be fixed shut.

W30-32- The ground floor windows on the main western elevation shall be bricked up to a measurement of 1700mm in height with the rest of the opening filled with glazed bricks. The inside of the bricked up part of the opening shall be finished in materials that match the existing internal materials adjacent to the former opening. The glazed brick shall be left unfinished to provide light into the ground floor flat.

W33-36- The first floor windows on the main western elevation shall be constructed of timber. The windows shall have a horizontal glazing bar fitted so

that the top 300mm of the windows can be opened. The bottom section of these windows shall be fixed shut, and the entire window shall be fitted with obscured glass.

The second floor windows on the western elevation (not shown on the drawings) shall be constructed in exactly the same way as windows W33-36 above, however the windows shall be fitted with clear glass.

[B]

The trellis on the rear second floor roof shall be completely and permanently removed. Any means of access by way or a door or opening onto this terrace shall be fixed shut.

[C]

The height of the outbuilding shall be lowered to 2.4metres in height, as shown on Drawing 0024/6D of the planning permission dated 25 April 2002 PSX0004767R4

[D]

Any damage shall be made good to an appropriate and proper standard.

You are to comply with the above requirements within **9 months** of this notice taking effect.

6. WHEN THIS NOTICE TAKES EFFECT.

This notice takes effect on **13 day of March 2006** unless an appeal is made against it beforehand.

DATED: 24 January 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 **13** day of **March 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:

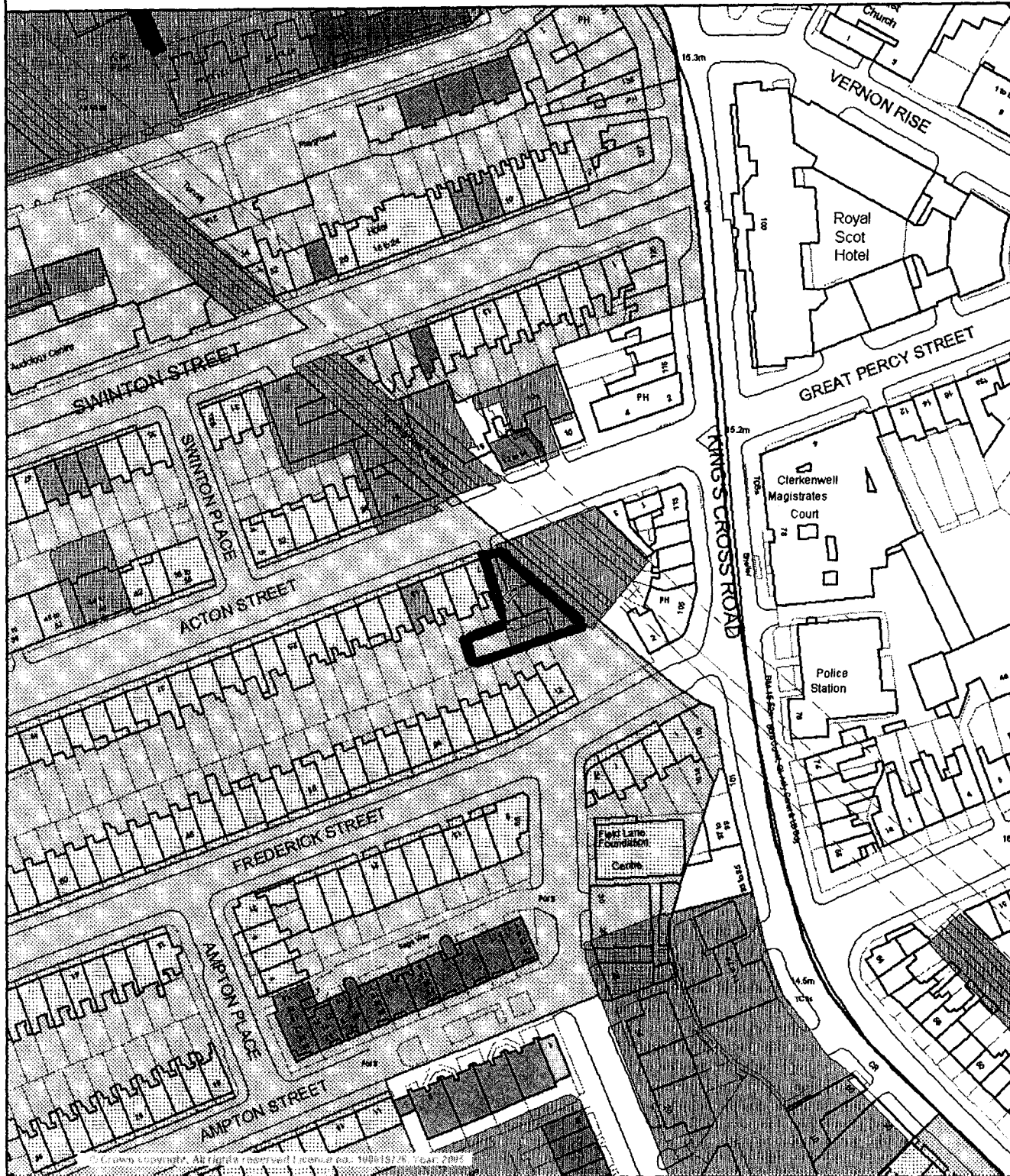
Development Control,
Environment Department (Planning) ,
London Borough of Camden,
Fifth Floor,
Town Hall,
Argyle Street,
London WC1H 8EQ

(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 **13** day of **March 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.

5 ACTON STREET



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Licence number: 100019726. Year: 2005.

Scale 1/1250 Date 28/10/2005

Centre = 530754 E 182754 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 **£135**.

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 **£135**.

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

મહત્વનું : 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 ہمیں یہ لازمی طور پر مل جانا چاہیے۔ اگر اس فارم کو بھرنے میں آپ کو مدد کی ضرورت ہے تو ہماری رائے ہے کہ آپ مشورہ حاصل کریں۔

Bengali

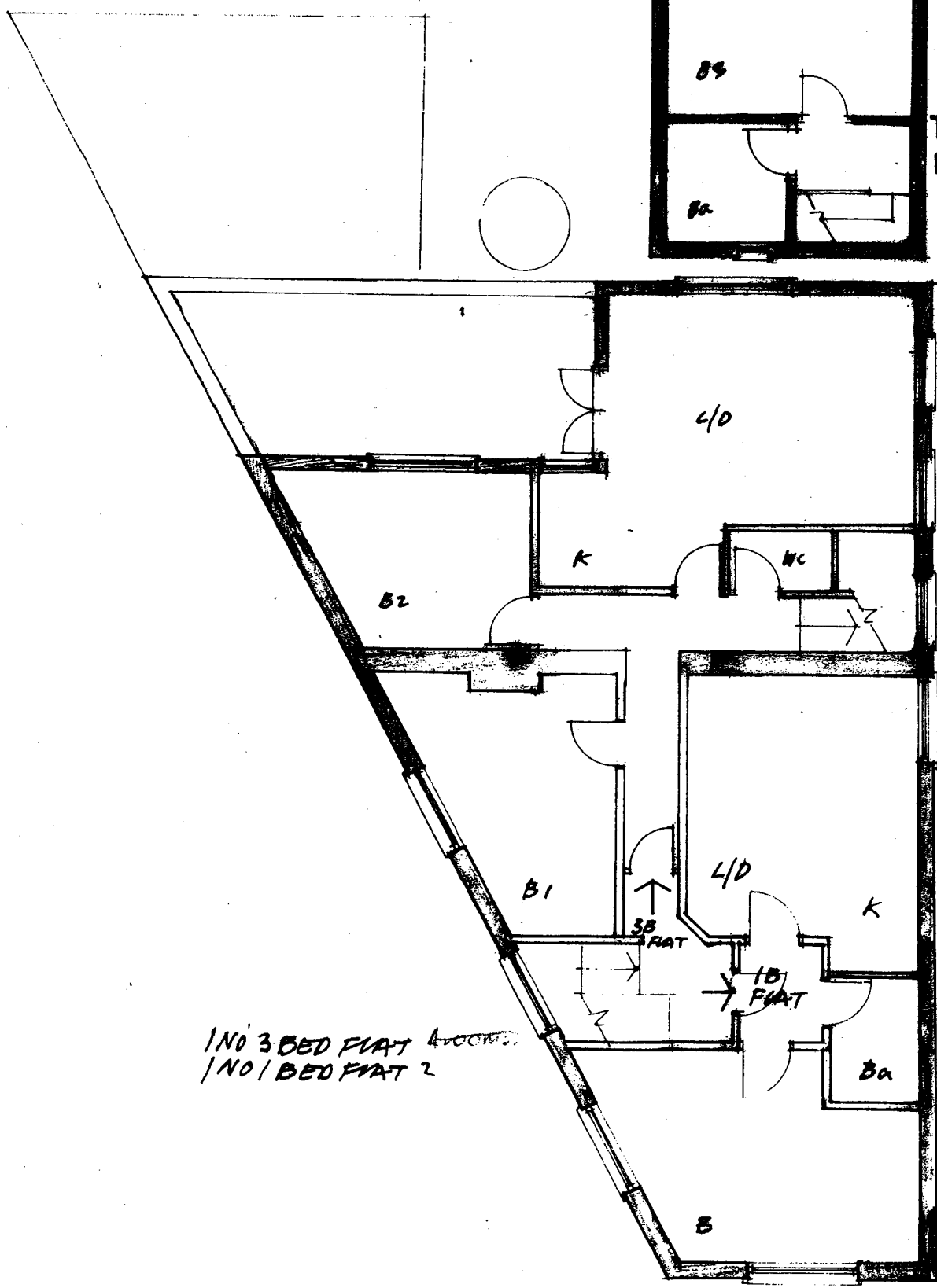
জরুরী: এই ফর্ম আমাদের কাছে পাঠানোর একটা সময়সীমা আছে। এই সময়সীমা শেষ হবার আগেই এটা অবশ্যই আমাদের কাছে পৌঁছাতে হবে। এই ফর্ম পূরণ করায় যদি আপনার সাহায্যের দরকার হয় তাহলে আমাদের প্রস্তাব, কারো পরামর্শ নিন।

Chinese

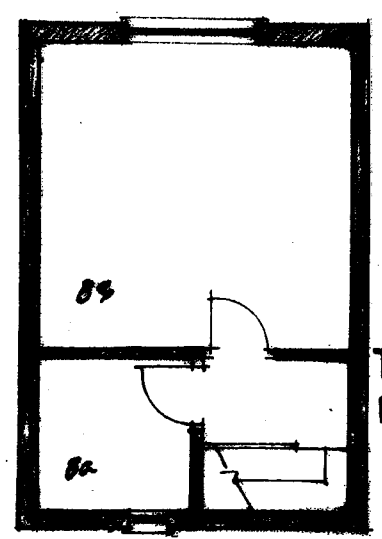
重要通知：把這份表格寄回給我們是有時間限制的。我們必須在時限過期之前收到這份表格。假若你需要別人幫助你填寫這份表格，我們建議你尋求指導。

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.



SECOND FLOOR PLAN



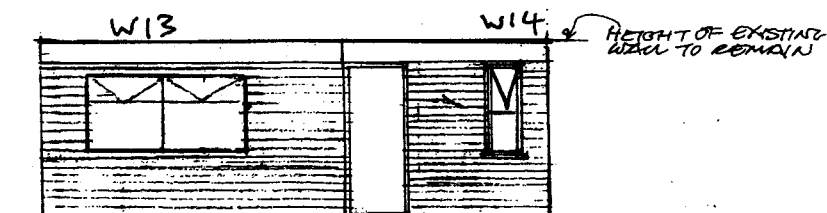
THIRD FLOOR PLAN

EXISTING WALL ADJACENT TO GARDEN OF NO 7 TO REMAIN AS EXISTING



REAR ELEVATION

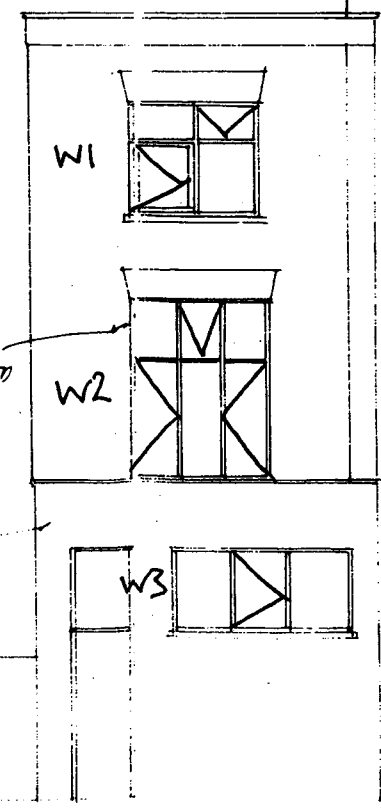
PSX0004767R4



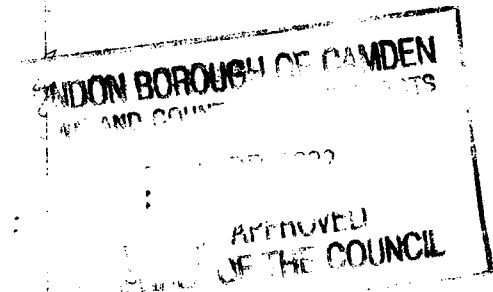
ELEVATION TO COURTYARD (EAST)

WINDOWS REPLACED WITH PAINTED TIMBER

TILES REMOVED & WALL RENDERED



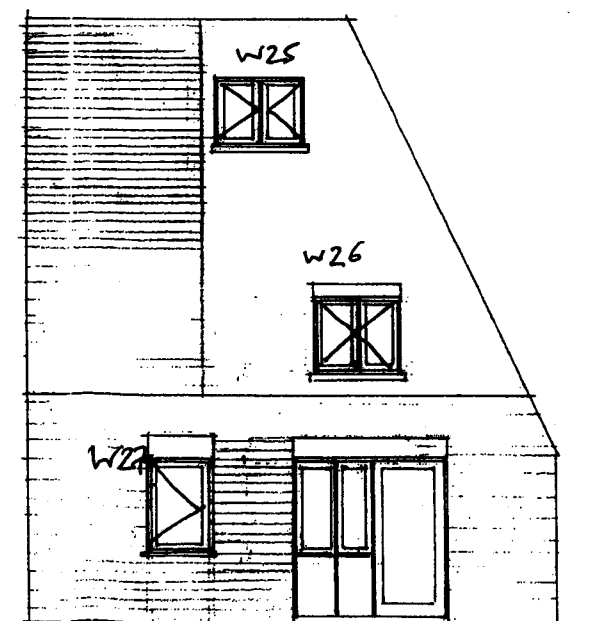
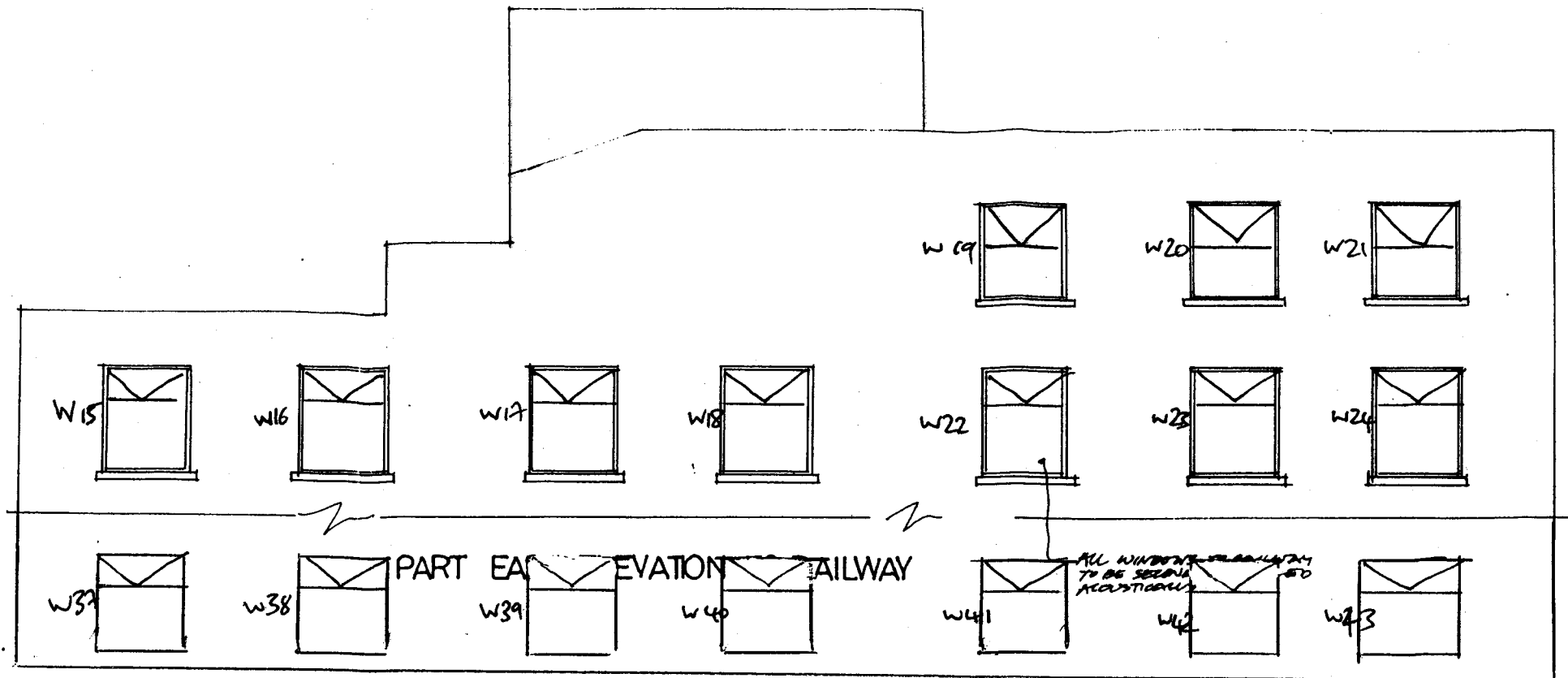
FRONT ELEVATION



REV D SEPT 01 MINOR AMENDMENTS TO REAR ELEVATIONS
 REV C MAR 01 ALL EXTENSIONS AT ROOF LEVEL OMITTE
 REV B SEPT 00 WALL ADJ TO NO 7 TO REMAIN AS EXISTING
 REV A JUNE 00 CHANGE TO FLATS
 CAROLYN SQUIRE JOB NO: 002416 D
 DIPARCH RIBA DATE: MAR 00
 104 MILTON GROVE LONDON N16 8QY
 0711-254 0624 SCALE: 1:100

PROJECT: 5 ACTON STREET
 LONDON WC1

DRAWING: PROPOSED PLANS
 ELEVATIONS



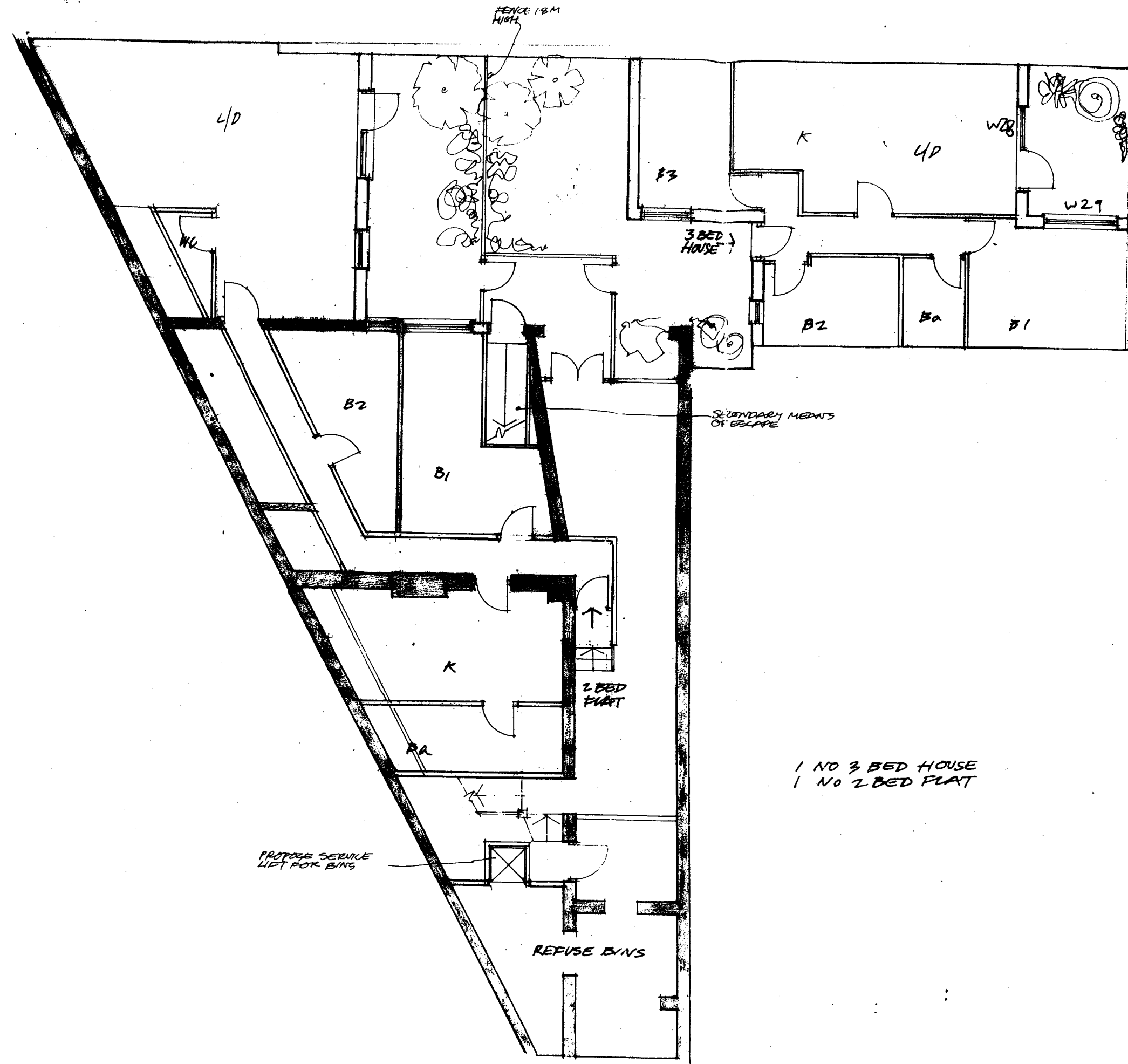
ELEVATION TO COURTYARD (WEST)

LONDON BOROUGH OF CAMDEN
 PLANNING DEPARTMENT
 PLANNING APPROVED
 BEHALF OF THE COUNCIL

PSX0004767R4

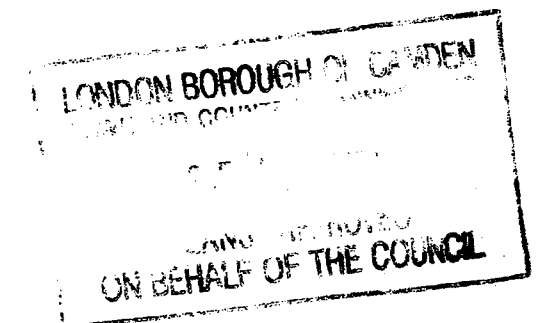
REV C SEPT 01 COURTYARD ELEVATION AMENDED
 REV B MAR 01 ALL EXTENSIONS AT RAILWAY OMITTED
 CAROLYN SQUIRE
 DIP ARCH RIBA
 104 MILTON GROVE
 LONDON N16 8QY
 TEL 020 7254 0324
 FAX 020 7503 9779
 PROJECT 5 ACTON STREET, WCI
 DRAWING: PROPOSED PLAN + ELEVATIONS

JOB NO: 002417 C
 DATE: JUN 00
 SCALE: 1:50



1 NO 3 BED HOUSE
1 NO 2 BED FLAT

PS X0004767R4



MEANS OF ESCAPE & REFUSE AREA
NEW B SEPTOR AMENDMENTS TO FLAT
REVA CHANGED TO FLATS

CAROLYN SQUIRE JOB NO: 002414 B
DIPARCH RIBA
104 MILTON GROVE DATE: MAR 00
LONDON N16 8QY
011-254 0624 SCALE: 1:100

PROJECT: 5 ACTON STREET
LONDON WC1
DRAWING: PROPOSED LOWER GROUND
FLOOR PLAN

PSX0004767R4

1 NO 2 BED FLAT 3
1 NO 1 BED FLAT 2

PROPOSED SERVICE
LIFT FOR BINS

GROUND FLOOR PLAN

WINDOWS BLINDED
UP TO 1700 MM HIGH
WHERE GLASS BLINDS
INSTALLED

1 NO 3 BED FLAT 3 & 4
1 NO 2 BED FLAT 3

FIRST FLOOR PLAN

LONDON BOROUGH OF CAMDEN
PLANNING AND BUILDING CONTROL
21/03/2002

APPROVED
BY THE COUNCIL

WINDOWS TO HAVE
FIXED OBSCURED
GLASS WITH TOP
OPERATING LATCH IS
300 MM

REFUSE LIFT ADDED
WINDOWS NOT OVERLOOKING
ADJACENTMENTS OF FLATS
CHANGED

REVA JUN 00 CHANGED TO FLATS
CAROLYN SQUIRE JOB NO: 0024/5 B
DIPARCH RIBA
104 MILTON GROVE DATE: MAR 00
LONDON N16 8QY
011-254 0624 SCALE: 1:100

PROJECT: 5 ACTON STREET
LONDON WC1

DRAWING: PROPOSED GROUND +
FIRST FLOOR PLAN