

EN05/0822

RECEIVED 12 DEC 2005

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY.

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

ENFORCEMENT NOTICE

**RE: THE ROEBUCK PUBLIC HOUSE
15 POND STREET,
LONDON NW3 2PN**

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

**THE ROEBUCK PUBLIC HOUSE
15 POND STREET,
LONDON NW3 2PN
("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 installation of extract ductwork and alterations to first floor window located on the rear elevation of the building

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 extract ductwork and alterations to the first floor window on the rear elevation of the building are considered to be detrimental to the character and appearance of the building and conservation area and its setting, and to the special architectural and historic interest of the building, by reason of their inappropriate bulk, prominence, siting and appearance. The works that have been undertaken therefore fail to satisfy policies EN21 [Alterations to Existing Buildings] , EN31 [Character and Appearance of Conservation Areas], and EN38 [Preservation of Listed Buildings] of the London Borough of Camden Unitary Development Plan 2000.

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 extract ductwork and alterations to the first floor window located on the rear elevation of the building shall be completely and permanently removed.

- 2. All damage made to the fabric of the building resulting from the removal of the ductwork and alterations to the first floor window shall be made good to an appropriate and proper standard, to match the original work with regard to materials, colour, texture, and profile.

You are to comply with the above requirements within **6 months** of this notice taking effect.

6. WHEN THIS NOTICE TAKES EFFECT.

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

Dated 28 November 2005

(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 January 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:

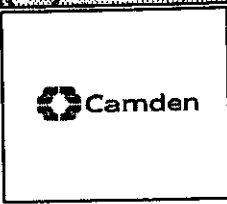
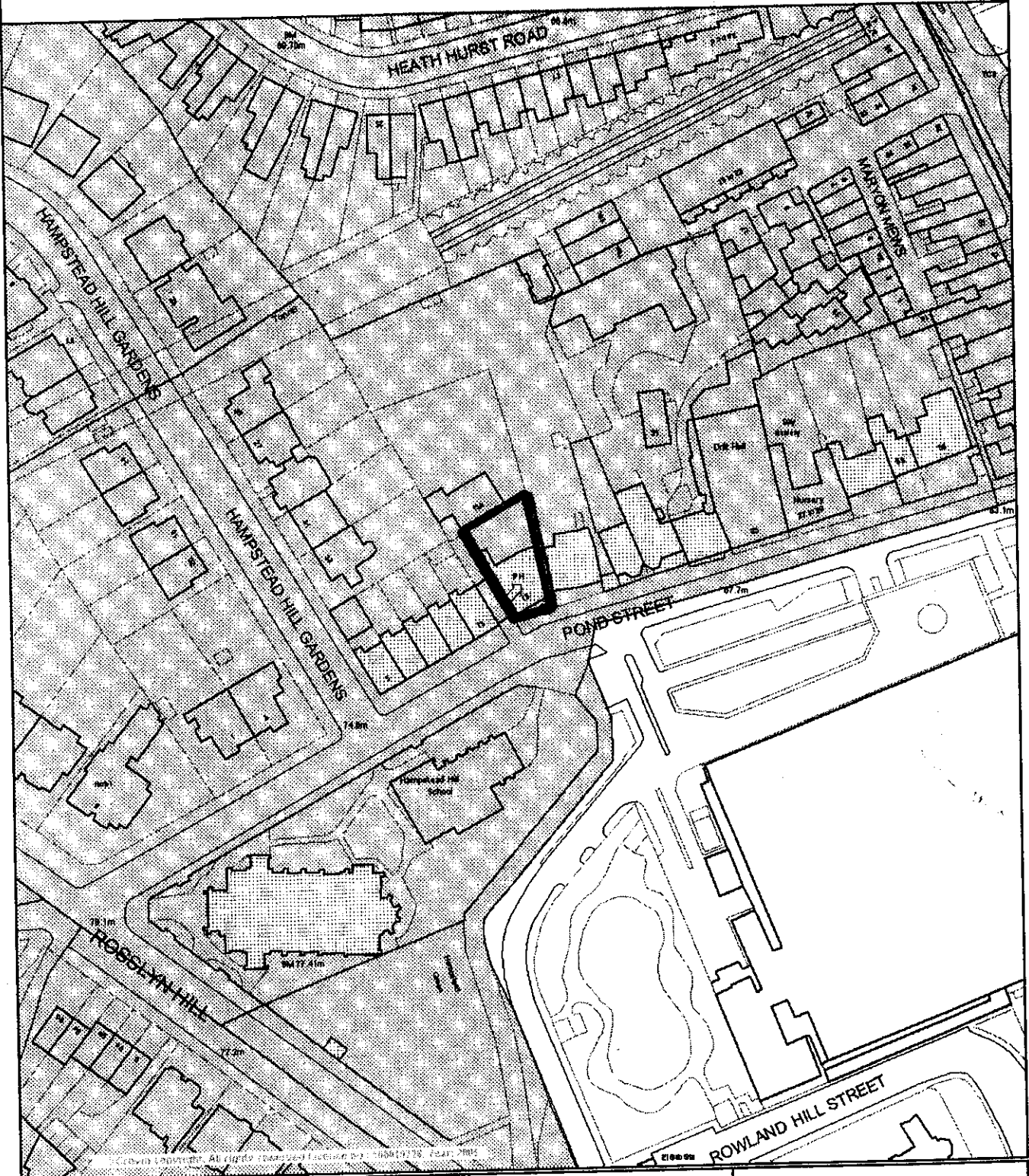
Development Control,
Environment Department (Planning) ,
London Borough of Camden,
Fifth Floor,
Town Hall,
Argyle Street,
London WC1H 8EQ

(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 January 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 ROEBUCK PH, 15 POND STREET



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Licence number: 100019726. Year: 2005.

Scale 1/1250 Date 24/8/2005
Centre = 527138 E 185475 N

Punjabi

ਜ਼ਰੂਰੀ: ਇਹ ਫਾਰਮ ਸਾਡੇ ਕੋਲ ਭੇਜਣ ਲਈ ਖ਼ਾਸ 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.

**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: **Environment Department (Planning Division), London Borough of Camden, Fifth Floor Town Hall, Argyle Street, London WC1H 8EQ**. The fee is also **£135**.

**ENFORCEMENT NOTI
THE ROEBUCK PUBLIC HOUSE
15 POND STREET,
LONDON NW3 2PN**

The Owner
The Roebuck Public House
15 Pond Street
London NW3 2PN

The Occupier
The Roebuck Public House
15 Pond Street
London NW3 2PN

The Company Secretary
Mitchells and Butlers Retail Limited Planning Applicant
27 Fleet Street
Birmingham
B3 1JP

Steve Hadfield[Ref SPH/AS}, Agent for Planning Applicant
The Ideas Company
Architectural and Interior Design Consultants
Burley Hall
Cardigan Lane
Leeds
LS4 2LE