

THE LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ENFORCEMENT NOTICE

**OF Flat 5, 104 South Hill Park
London
NW3 2SN**

- 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. The Explanatory Note at the end of the Notice and the enclosures to which it refers contain important additional information.

2. THE LAND AFFECTED

Land at: Flat 5, 104 South Hill Park, London, NW3 2SN
as 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 insertion of glazing in the cheeks of the rear dormer window and installation of 2x roof lights to the rear roof slope and 1x roof light to the side roof slope.

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 glass dormer cheeks by reason of their materials, appearance and visual prominence within the rear roofscape, would be detrimental to the character and appearance of the host building and the wider South Hill Park Conservation Area, contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010 and policies DP24 (Securing high quality

design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010.

- c) The two roof lights in the rear roof slope and the new non-replacement roof light in the side roof slope by reason of their design, materials, visual prominence and resulting clutter within the roofscape, result in demonstrable harm to the character and appearance of the host building and the wider South Hill Park Conservation Area, contrary to policies CS5 (Managing the impact of growth and development) and CS14(promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core strategy and policies DP24 (Securing High quality design and DP25(conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies

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

Within a period of **three months** of the Notice taking effect:

- a) Completely remove the unauthorised glass sections from both cheeks of the rear dormer window. Reinstall the cheeks in materials that resemble, as closely as possible, the colour and texture the original dormer prior to its modification.
- b) Completely remove the two roof lights to the rear roof slope and the new non replacement roof light to the side roof slope (labelled 1, 2 and 3 as shown in Appendix. 1). Reinstall the roof slope in materials which resemble as closely as possible, the colour and texture of the existing roof slope of the building

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **5 September 2014** unless an appeal is made against it beforehand.

Frances Wheat

DATED: 25 July 2014

Signed.....

**Head of Service, Development Management, Culture and Environment
on behalf of the London Borough of Camden, Town Hall, Judd Street,
London WC1H 9LP**

Note Pursuant to Regulation 5 of the Town and Country (Enforcement Notices and Appeals) (England) Regulations 2002

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, Deemed Applications, Requests and Site Visits) (England) Regulations 2012/No.2920 for the deemed application for the planning permission for the development alleged to be in breach of planning control in the enforcement notice.

The fee is payable twice to the "London Borough of Camden", as the Local Planning Authority.

If you wish to appeal under Ground (a), 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 Services, London Borough of Camden, Argyle Street, London WC1H 8EQ.

The fee is £172.00

The TOTAL FEE payable is £344.00 (i.e. £172 x 2)

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 **5 September 2014**

- (a) Send a copy of your appeal to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) Send a second copy of the appeal form and notice to the Council at:

Planning Services
Culture and Environment Department
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8EQ

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on **5 September 2014**, and you must then ensure that the required steps for complying with it, for which you may 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.

THIS ENFORCEMENT NOTICE HAS BEEN SERVED ON:

Company Secretary 104 South Hill Park Limited London Homestead Property Management Limited Highview House 6 Queens Road London NW4 2TH
Company Secretary 104 South Hill Park Limited London Homestead Property Management Limited 2 nd floor Hygenia House 66 College Road Harrow HA1 1BE
Company Secretary Basalt Holdings Limited C/O London Homestead Highview House 6 Queens Road London NW4 2TH
Company Secretary Basalt Holdings Limited C/O LMK 26 Church Road Stanmore Middlesex HA7 4AW
Basalt Holdings Limited Of Morgan and Morgan Trust Corporation Limited PO Box 958 Pasea Estate Road Town, Tortola British Virgin Islands
The Royal Bank of Scotland Plc 280 Bishopsgate London, EC2M 4RB

If you believe that there is someone else who should be served or any of those listed above has not received a copy of the notice or any other document please let that person and the Council know of this omission as soon as possible.

Appendix 1



Rooflights subject to the enforcement notice.

Flat 5, 104 South Hill Park London NW3 2SN



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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 ਸੁਝਾਉਂਦੇ ਹਾਂ ਕਿ ਤੁਸੀਂ ਇਹਦੇ ਬਾਰੇ ਕਿਸੇ ਤੋਂ ਸਲਾਹ ਲਵੋ।

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 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.

