

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

OF 17 Fairhazel Gardens
London
NW6 3QL

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: 17 Fairhazel Gardens, London, NW6 3QL 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 installation of a rear dormer roof extension.

4. **REASONS FOR ISSUING THIS NOTICE:**

- a) It appears to the Council that the above breach of planning control (the unauthorised installation of a rear dormer roof extension) has occurred within the last 4 years for operational development.
- b) The rear dormer roof extension by reason of its location, size and design, is a discordant, bulky and intrusive feature which has a demonstrably harmful impact on the integrity of the roof, and the appearance of the building, the terrace of which it forms part and the Conservation Area. As such, the works are contrary to policies CS5 (Promoting high Quality Places and Conserving Our Heritage) of the London Borough of Camden Local Development Framework

Council reference: EN14/0546

Core Strategy; and DP24 (Securing High Quality Design) and DP25 (Conserving Camden's Heritage) and 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:

- 1. Completely remove the rear dormer roof extension.**
- 2. Reinstate the rear roof to match the form profile and materials of the original.**

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **24 July 2015** unless an appeal is made against it beforehand.

DATED: 12 June 2015

Signed

Frances Wheat

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. £172.00 x 2)

ANNEX

YOUR RIGHT OF APPEAL

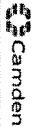
You can appeal against this notice, but any appeal must be received or posted in time to be received by the Secretary of State before **24 July 2015**.

- (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 **24 July 2015**, 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.



Camden

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Scale: 1:1250

