

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

18-20 St Pancras Way
London
NW1 0QG

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: **18-20 St Pancras Way, London, NW1 0QG**

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 change of use of 10 x self contained flats from permanent residential accommodation to short-stay accommodation.

4. **REASONS FOR ISSUING THIS NOTICE:**
 - a) It appears to the Council that the above breach of planning control has occurred within the last 10 years:

 - b) The use of the 10 self contained flats as short-stay accommodation, results in a loss of permanent housing in the borough, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP2 (Making full use of Camden's capacity for housing) 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.

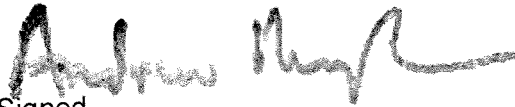
5. **WHAT YOU ARE REQUIRED TO DO**

The Notice shall require that, within a period of **one month** of the Notice taking effect, the use of the 10 x flats as short stay accommodation shall cease.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **13 August 2013** unless an appeal is made against it beforehand.

DATED: **02 July 2013**


Signed.....

Head of Legal Services, 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 £385.00

The TOTAL FEE payable is **£3,850.00** (i.e. **£385.00 x 10**)

ANNEX

YOUR RIGHT OF APPEAL

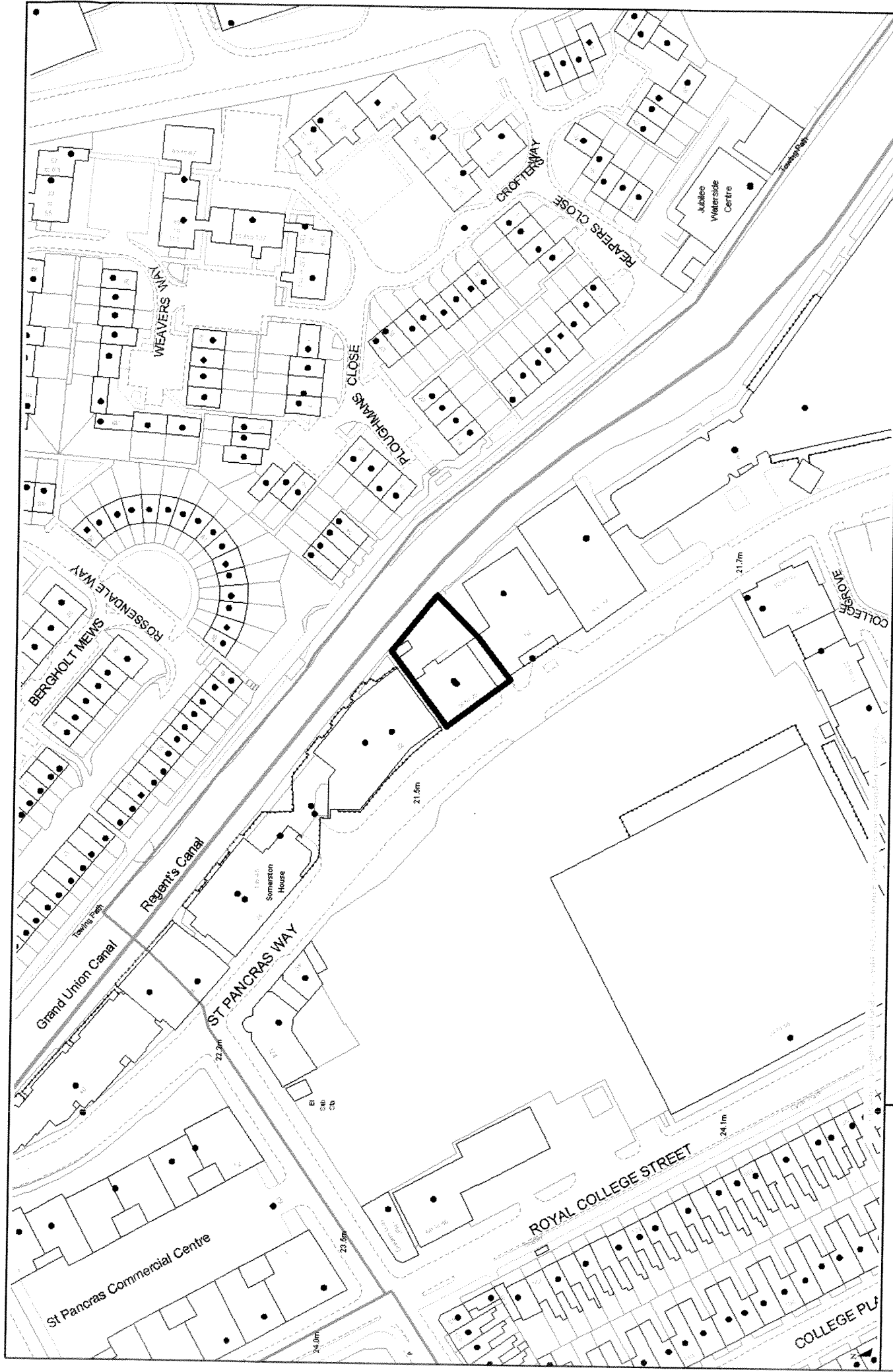
You can appeal against this notice, but any appeal must be received or posted in time to be received by the Secretary of State before **13 August 2013**.

- (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**

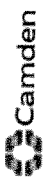
WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on **13 August 2013**, 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.



Site Location Plan - 18/20 St Pancras Way

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Scale 1/1250

Centre = 529523 E 183880 N

Date 17/2013



The Planning Inspectorate

CST Room 3/05
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line 0117-372 6372
Switchboard 0117-372 8000
Fax No 0117-372 8782

www.planning-inspectorate.gov.uk

THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- on-line at the Planning Casework Service area of the Planning Portal (www.planningportal.gov.uk/pcs); or
- by getting enforcement appeal forms by phoning us on 0117 372 6372 or by emailing us enquiries@pins.gsi.gov.uk

You MUST make sure that we receive your appeal before the effective date on the enforcement notice.

In exceptional circumstances you may give notice of appeal by fax or letter. You should include:-

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

We MUST receive this before the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.

PLEASE NOTE:

IF YOU APPEAL TO THE
PLANNING INSPECTORATE, YOU
SHOULD ALSO SEND A COPY OF
THE APPEAL TO THE FOLLOWING
ADDRESS:

APPEALS AND ENFORCEMENT
OFFICER,
DEVELOPMENT CONTROL
CULTURE AND ENVIRONMENT
DEPARTMENT [PLANNING],
LONDON BOROUGH OF CAMDEN
FIFTH FLOOR
TOWN HALL
ARGYLE STREET
LONDON WC1H 8EQ