

Council reference: EN13/0863

THE LONDON BOROUGH OF CAMDEN

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

ENFORCEMENT NOTICE

**OF ALBANY HOUSE
41 JUDD STREET
LONDON WC1H 9QS**

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) and 172 of the above Act, at the land described below. The Council considers 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 at: Albany House 41 Judd Street London WC1H 9QS

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 16 x self – contained flats from permanent residential accommodation (Class C3) to short stay or temporary sleeping accommodation (Sui Generis)

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

1. It appears to the Council that the above breach of planning control has occurred within the last 10 years;

Either 4 years for operational development; or

10 years for material change of use/breach of condition; or

4 years for change of use to residential.

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2. The use of the 16 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.
3. The use of the 16 self-contained flats as short-stay accommodation, by virtue of its transient nature, increases in noise and activity represent an inappropriate use which is having an adverse impact on the neighbouring occupiers contrary to CS5 of the London Borough of Camden Local Development Framework Core Strategy (Managing the impact of growth and development) and DP26 (Managing the impact of development on occupiers and neighbours) 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 **two months** of when the notice becomes effective the following steps are taken:

1. The use of the 16 flats as sleeping accommodation which is occupied by the same person /people for periods of less than 90 days shall cease.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **11 March 2014** unless an appeal is made against it beforehand.



DATED: **28 January 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 £385.00.

The TOTAL FEE payable is £6,160.00 (i.e. £385.00 x 16 flats)

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 11 March 2014**.

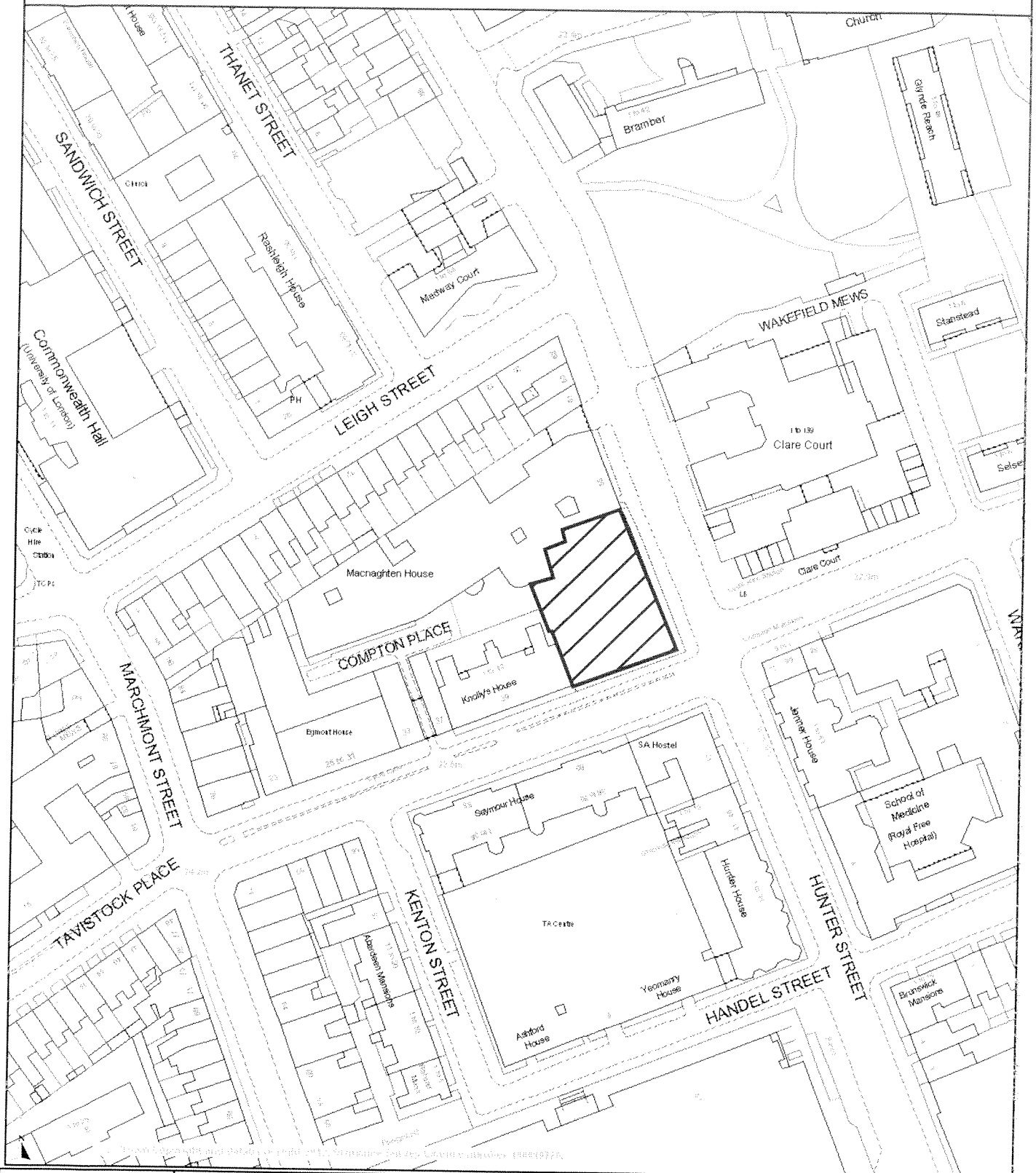
- (a) Send a copy of your appeal to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) Send a second copy of the appeal form and notice to the Council at:

**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 **07 March 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.

Albany House, 41 Judd Street



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Scale 1/1250 Date 28/1/2014

Centre = 530209 E 182483 N

