

THE LONDON BOROUGH OF CAMDEN
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
(AS AMENDED)

LISTED BUILDING ENFORCEMENT NOTICE

OF **Ground Floor Flat**
 50 Maple Street
 London
 W1T 6HJ

1. **THIS IS A FORMAL NOTICE**, which is issued by the Council being the Local Planning Authority for the purposes of Section 38 of the above Act because it appears to them that there has been a contravention of Section 8 of the Act, in respect of the building within a conservation area described below. The Council considers it necessary to issue this notice for the reasons set out in paragraph 4 below.

2. **THE LISTED BUILDING.**

Land at: Ground Floor Flat 50 Maple Street London W1T 6HJ
as shown, for the purposes of identification only, outlined in black on the attached plan.

3. **THE CONTRAVENTION ALLEGED.**

Without listed building consent:

1. The removal of a small timber door from the vaults accessed from the front basement area and its replacement with a white uPVC window.
2. The removal of a timber front door and door frame from the front basement area and its replacement with white uPVC front door and door frame.
3. The painting of the front elevation yellow.
4. The removal of a timber sliding sash window from the rear elevation at ground floor level and its replacement with white uPVC French doors.
5. The installation of a wooden veranda at rear ground floor level with timber steps descending from the veranda into the rear basement yard.
6. The creation of a single storey timber addition at rear basement level.

4. **REASONS FOR ISSUING THIS NOTICE**

- a) The work outlined above has been carried out to this Grade II listed building without the benefit of Listed Building Consent.
- b) The installation of white uPVC doors and windows, the painting of the exterior yellow, the creation of timber steps, veranda and single storey rear extension all detract from the special architectural and historic character of the listed building contrary to policies CS14 (promoting high quality places and conserving our heritage) and DP25 (conserving our heritage) of the Local Development Framework Development Policies.

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

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

1. The white uPVC window into the vaults at front basement area be removed and replaced with a timber door to match that which was removed.
2. The white uPVC door and door frame in the front basement area shall be removed and replaced with a timber door to match that which was removed.
3. The white uPVC French doors and door frames at rear ground floor level shall be replaced with a timber sliding sash window of six over six panes to match that which was removed.
4. The wooden veranda and steps at rear ground floor and basement level shall be permanently removed from site and the rear elevation made good.
5. The single storey extension at rear basement level shall be permanently removed from site and the rear elevation made good.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **31 July 2015**, unless an appeal is made against it beforehand.

DATED: 19 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

EXPLANATORY NOTE

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 by **31 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**

Alternatively you can submit an appeal online at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>. Please note that a separate appeal form must be completed for each individual person or organisation.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this listed building enforcement notice, it will take effect on **31 July 2015** 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 a listed building enforcement notice, which has taken effect, can result in prosecution and/or remedial action by the Council.

