

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

OF 51 Fitzjohn's Avenue
LONDON
NW3 6PH

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: 51 Fitzjohn's Avenue, London, NW3 6PH

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 partial removal of the front boundary wall.

4. **REASONS FOR ISSUING THIS NOTICE:**
 1. It appears to the Council that the above breach of planning control has occurred within the last 4 years.
 2. The removal of front boundary wall in the location by reason of the creation of a wide open gap on the front elevation of the building thus resulting in the creation of an incongruous feature within the streetscene is considered to be detrimental to the character and appearance of this part of the Fitzjohn's and Netherhall Conservation Area and is thereby contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP25

Council reference: EN14/0029

(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 **two (2) months** of the Notice taking effect:

1. Reinstate the front boundary wall to match the photograph in appendix 1;

OR

2. Comply with the planning permission granted on 30th March 2015 referenced 2013/7379/P

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **17 May 2016** unless an appeal is made against it beforehand.

DATED: 5 April 2016

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

Council reference: EN14/0029

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, Town Hall Judd Street London WC1H 9LP.

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 **17 May 2016**.

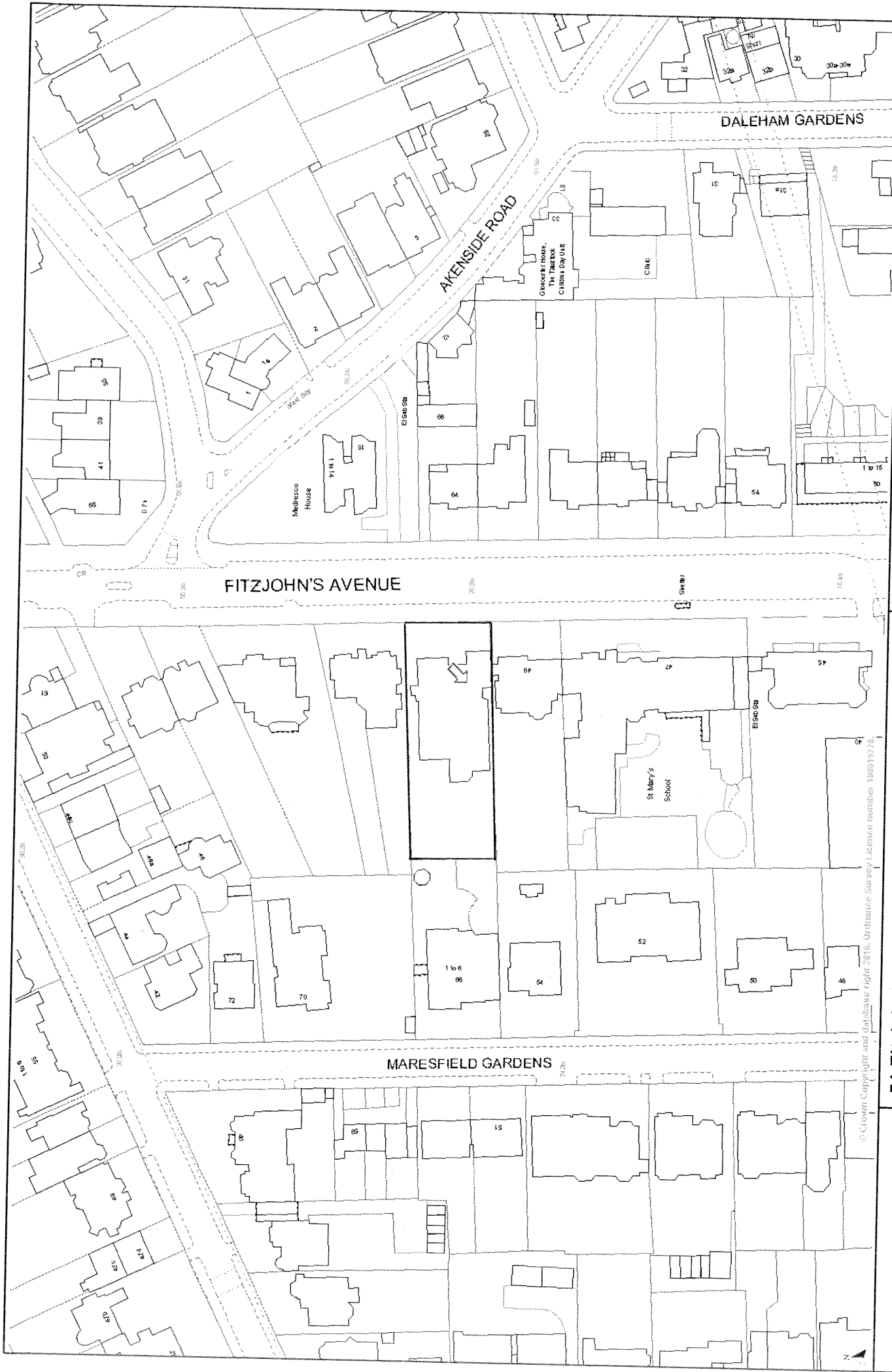
(a) Send a copy of your appeal to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.

(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
Judd Street
WC1H 9LP**

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on **17 May 2016**, 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.



FITZJOHN'S AVENUE

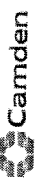
AKENSIDE ROAD

DALEHAM GARDENS

MARESFIELD GARDENS

51 Fitzjohn's Avenue NW3 6PH

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Scale 1/1250

Centre = 526541 E 185144 N

Date 30/3/2016