

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

**OF 2B Oakford Road
London
NW5 1AH**

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: 2B Oakford Road London NW5 1AH (other known as Land to the rear of 10 Lady Somerset Road London NW5 1UP)

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: Construction of a building materially different from approved plans so as to be without planning permission.

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 as built structure, by virtue of its poor design including height, bulk, siting, finishes and materials is considered unduly prominent and obtrusive within the street scene, to the detriment of the appearance of the existing building and the character and local area, contrary to the London Borough of Camden Local Development Framework Core Strategy 2010 policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our

Council reference: EN14/0926

heritage), and the London Borough of Camden Local Development Framework Development 2010 Policy DP24 (Securing high quality design).

3. The as built structure, by virtue of its use of openable windows and Juliet balcony on the south facing elevation of the structure causes serious direct overlooking and privacy harm to neighbouring residential windows and garden contrary to Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development 2010.

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 **nine (9) months** of the Notice taking effect:

1. Either completely demolish the building and remove all associated;

OR

2. Make the development comply with the terms (including conditions and limitations) of the planning permissions granted in respect of the land; namely planning permissions Ref: 2010/0969/P, 2010/5356/P, 2010/5365/P and 2013/2005/P.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **31 May 2016** unless an appeal is made against it beforehand.

DATED: 19 April 2016


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, 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 **31 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 **31 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



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REV DATE NOTES

CLARIDGE ARCHITECTS, UNIT 11, THE TYN BULB DHC, 2A WENTWORTH AVE,
 NANTWICH, CHESHIRE, CH65 9JN
 T +44 (0)1829 898012 FAX +44 (0)1829 898012254
 E info@claridgearchitects.co.uk
CLARIDGE ARCHITECTS
Nathan Patel

Ownership Boundary			
TITLE	Lady Somerset Road		
DATE	08/09/2023		
BY	Nathan Patel		
SCALE	1:1000		
PROJECT	Development Site		
NO	00000	00000	0.00
BY	00000	00000	0.00
DATE	00000	00000	0.00