

Council reference: EN16/0160

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

OF 3 BURGESS HILL
LONDON
NW2 2BY

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: 3 Burgess Hill, London NW2 2BY 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 enlargement of the outbuilding located in the rear garden.

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

- a) It appears to the Council that the above breach of planning control has occurred within the last 4 years.
- b) The cumulative impact of the enlarged part/additional structure attached to the side of the original outbuilding located in the rear garden is considered to present an overly large and dominant feature within the rear garden, and is considered to be unacceptable in principle and in terms of its design and is thereby considered to be contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and DP24

Council reference: EN16/0160

(Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies (Securing High Quality Design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.

5. WHAT YOU ARE REQUIRED TO DO

Within a period of **one (1) month** of the Notice taking effect:

1. Completely remove the extension to the side of the original outbuilding in the rear garden and make it comply with the dimensions and design of the outbuilding shown on drawing reference number 20-11Rev.- dated December 20134 (appendix 1.)

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **11th August 2016** unless an appeal is made against it beforehand.

DATED: 30 June 2016

Signed.....*Frances Wheat*.....

**Head of service, Supporting Communities, Regeneration and
Planning on behalf of the London Borough of Camden, Town Hall,
Judd Street, London WC1H 8JE**

Council reference: EN16/0160

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:

Appeals and enforcement
Supporting Communities
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

The fee is £172.00.

The TOTAL FEE payable is £344.00 (i.e. £172.00 x 2)

Council reference: EN16/0160

ANNEX

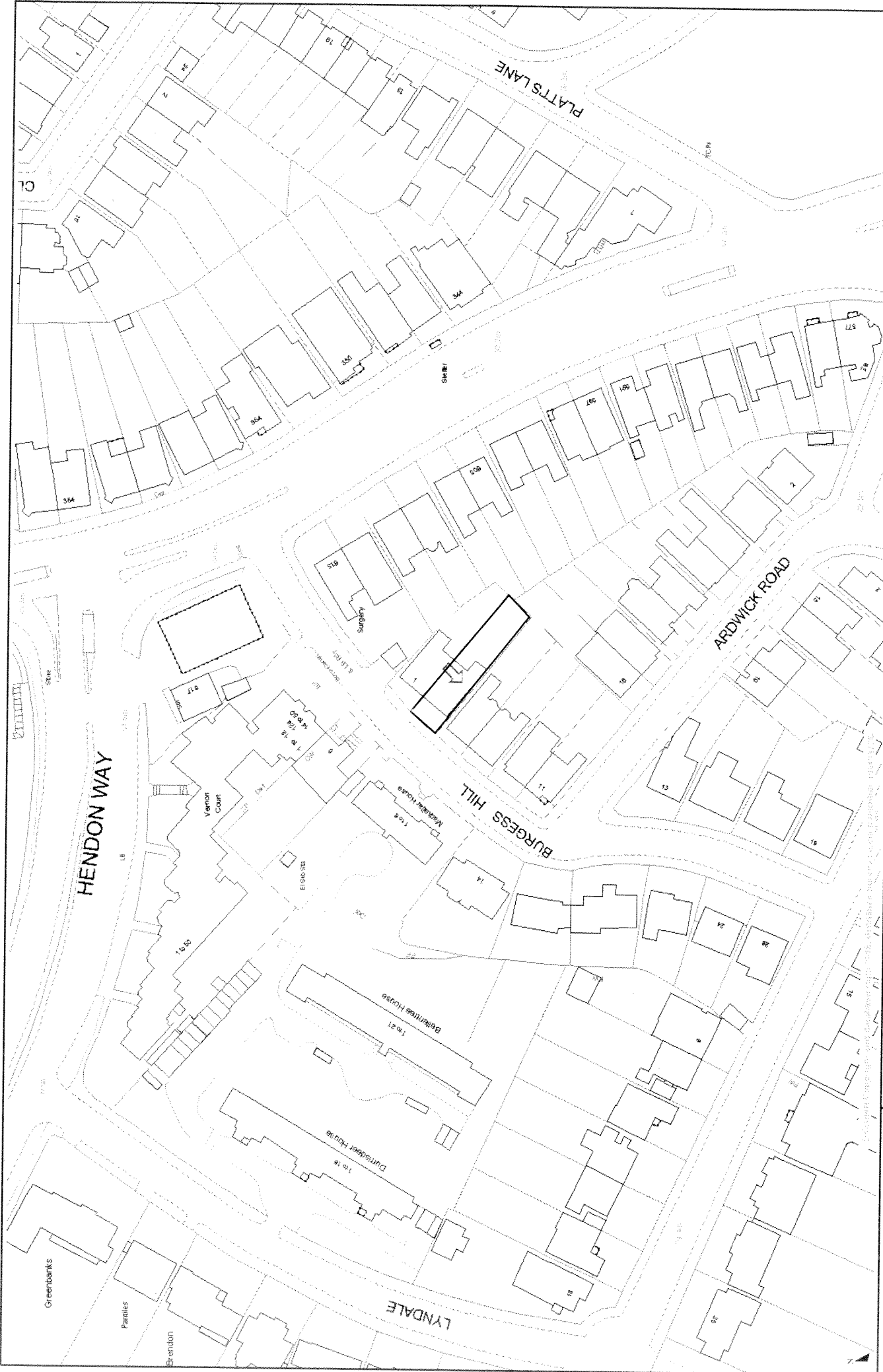
YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be **received**, by the Planning Inspectorate acting on behalf of the Secretary of State **before** the date specified in paragraph 6 of the notice.

The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal
[link to <http://www.planningportal.gov.uk/uploads/pins/eninfosheet.pdf>]

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on **11th August 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.

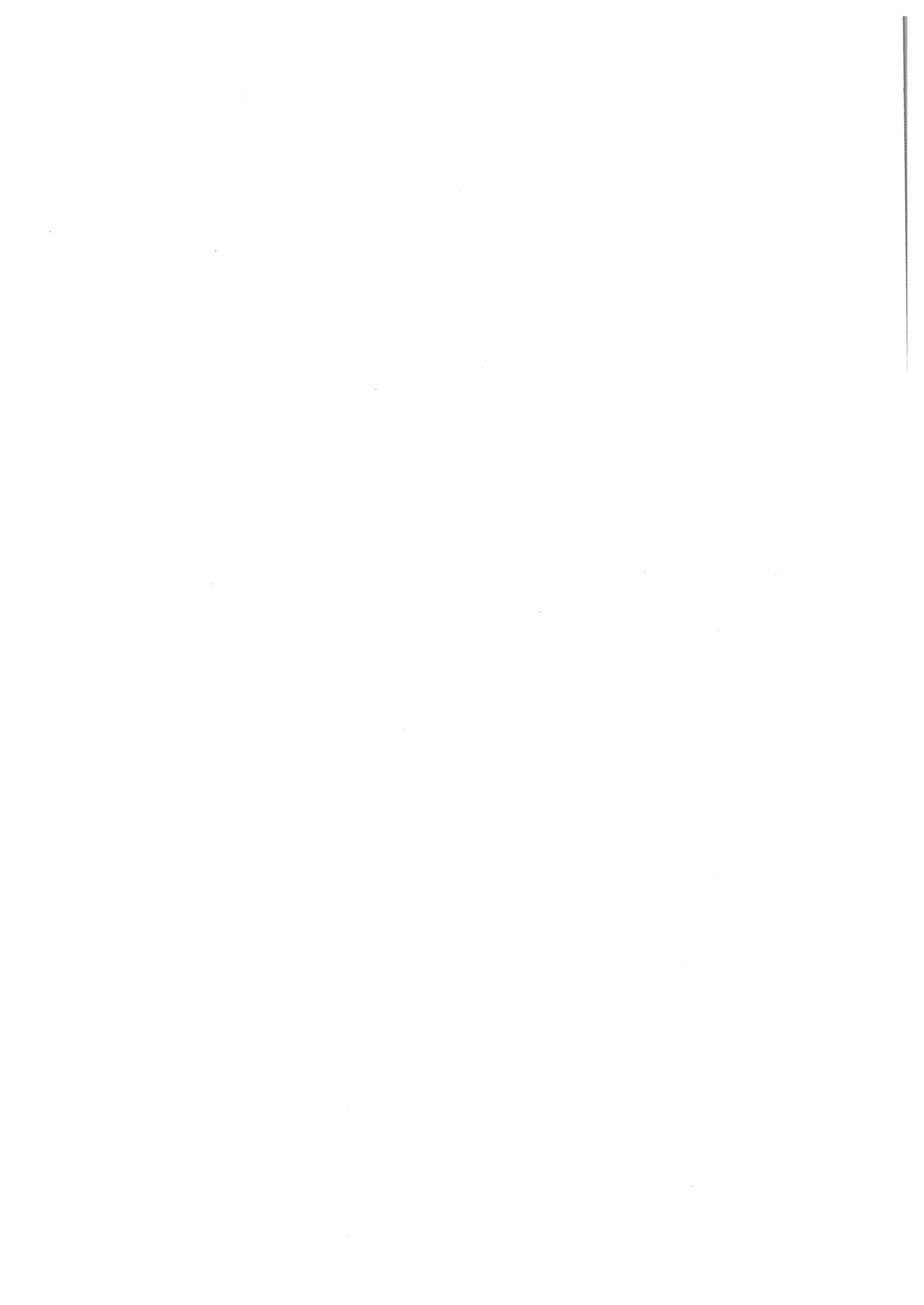


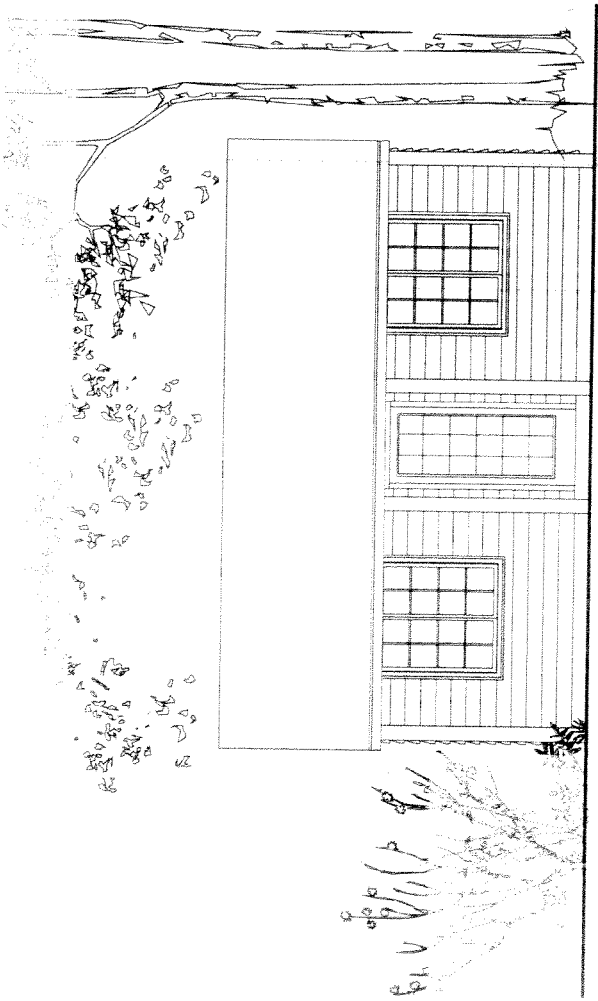
3 Burgess Hill, London, NW2 2BY

Scale 1/1250
Centre = 525056 E 185955 N

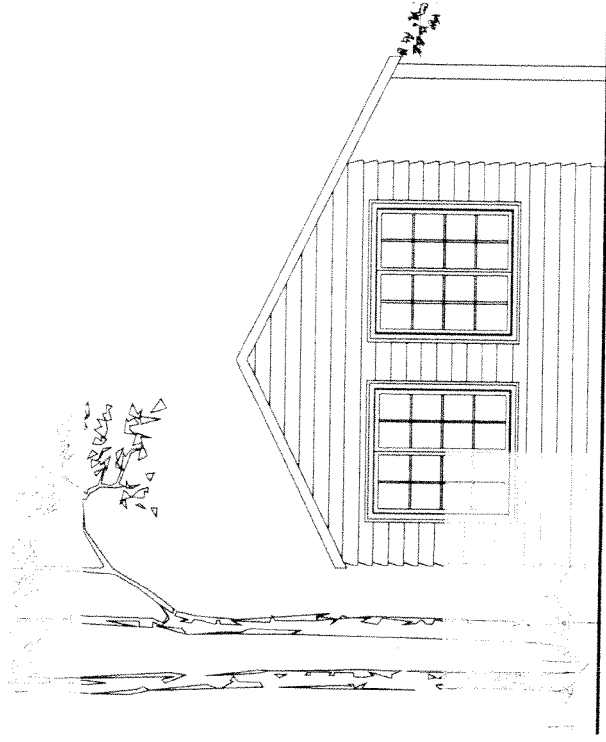
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Camden
Date 16/6/2016

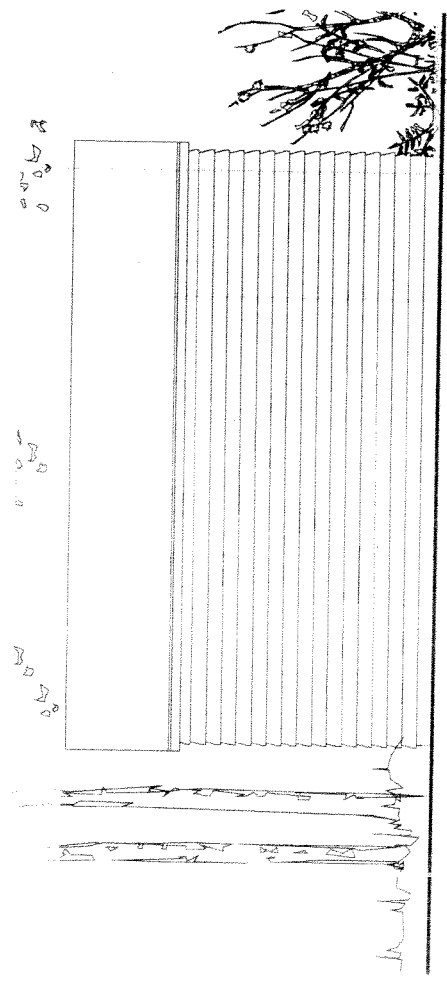




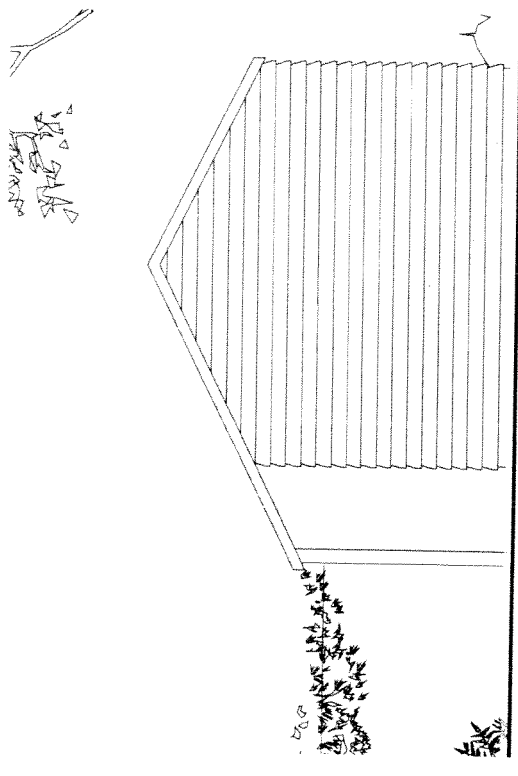
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



Proposed Studio Elevations

December 2013

