

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

**OF 1 GAYTON CRESCENT
LONDON
NW3 1TT**

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to it that there has been a breach of planning control, under Section 171 A (1) (a) of the above Act, at the land described below. It considers 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 **1 GAYTON CRESCENT LONDON NW3 1TT** ("the Property") as shown, for the purposes of identification only, outlined in black on the attached plan.

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

The unauthorised erection of a rear dormer roof extension.

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 dormer window due to its excessive width, its fascia design, eaves design, alignment and proximity to the sides and pitch of the roof, is considered to be an overly bulky and over-dominant structure with an unsympathetic design that detracts from the character of the Conservation Area contrary to Camden Core Strategy Policy CS14, Camden Development Policies DP24 & DP25, Camden Planning Guidance 1 and the Hampstead Conservation Area Statement.

Council reference: EN16/0079

The Council does not consider that planning permission should be granted because planning conditions could not overcome these problems.

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

Within a period of three (3) months of the Notice taking effect:


Remove the rear dormer roof extension and replace with a pitched roof matching the original in design and materials.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **22 December 2016** unless an appeal is made against it beforehand.

DATED: 16 November 2016

Signed



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

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 £172.00 for the enlargement, improvement of other alteration of existing dwelling houses.

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 **22 December 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
Argyle Street
London WC1H 8EQ**

