

Council reference: EN16/0108

THE LONDON BOROUGH OF CAMDEN

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

ENFORCEMENT NOTICE

**OF 21-22 Chalk Farm Road
London
NW1 8AG**

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: 21-22 Chalk Farm Road, London NW1 8AG 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: Removal of shopfront at number 21 Chalk Farm Road.

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 removal of the recessed door to number 21 has harmed the distinctive character and appearance of the shopfront and the host building, detracting from the quality of the parade of shops it forms part of and the wider streetscape, including the nearby Conservation Areas and the grade II listed Stables Market; and

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- c) The works are contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the Core Strategy and Policy DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP30 (Shopfronts) of the Development Policies of the Camden Local Development Framework.

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

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

- a) Fully reinstate the door recess in accordance with drawing E101 (Existing Floorplan) and E110 (Existing Elevation) submitted with application ref. 2015/6253/P; and
- b) Make good any damage caused as a result of the above requirement.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **28 November 2016** unless an appeal is made against it beforehand.

DATED: 17 October 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

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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 £195.00

The TOTAL FEE payable is £390.00 (i.e. £195.00 x 2)

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ANNEX

YOUR RIGHT OF APPEAL

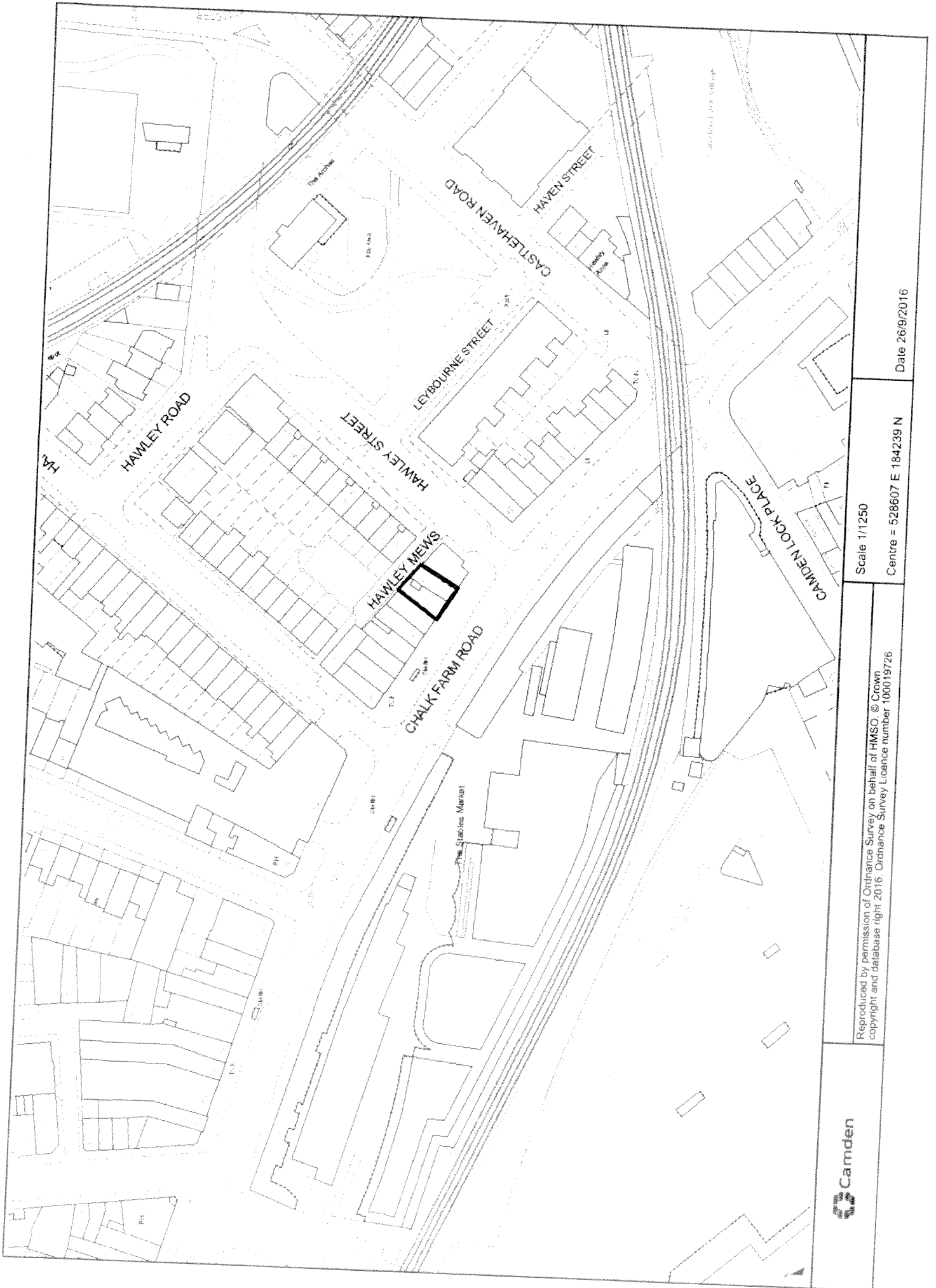
You can appeal against this notice, but any appeal must be received, or posted in time to be **received**, by the Planning Inspectorate acting on behalf of the Secretary of State **before** the date specified in paragraph 6 of the notice.

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 **28 November 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.



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Date 26/9/2016

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