

Council reference: EN16/1229

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED BY THE  
PLANNING AND COMPENSATION ACT 1991)**

**ENFORCEMENT NOTICE**

**ISSUED BY: THE LONDON BOROUGH OF CAMDEN**

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 TO WHICH THE NOTICE RELATES**  
  
**Land at: 327 Kentish Town Road, London, NW5 2TJ** as shown outlined in black on the attached plan ("the Property").
3. **THE BREACH OF PLANNING CONTROL ALLEGED**  
  
**Without planning permission:** Erection of third floor rear extension to the property to create additional floorspace.
4. **REASONS FOR ISSUING THIS NOTICE:**
  - a) The unauthorised development has occurred within the last 4 years.
  - b) The third floor extension by reason of its scale and location forms a discordant and incongruous alteration which adds excessive bulk to the building, resulting in the loss of the original building form. As such, the works are 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 (Securing High Quality Design) of the London Borough of Camden Local Development Framework Development Policies.

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- c) The third floor extension results in a reduction of daylight and sunlight to neighbouring occupiers unreasonably affecting their amenity contrary to policy CS5 (Managing the Impact of Growth and Development) of the London Borough of Camden Local Development Framework Core Strategy; and DP26 (Managing the Impact of Development on Occupiers and Neighbours) 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**

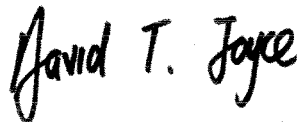
Within a period of **four (4) months** of the Notice taking effect:

1. Completely remove the rear floor third extension on the north side of the property and return the building to the original state shown on Existing Drawings, dated 2003, attached as an Appendix to the Enforcement Notice;
2. Remove the plaster finish from any walls that are exposed and finish them with brick to match the original and adjacent walls;
3. Close up all openings in exposed exterior walls and make good with brick to match the original and adjacent walls;
4. Make good the rear parapet walls at third floor level, installing a continuous parapet or brick course finish;
5. Make good the rear corner of the existing rear extension at third floor levels, providing a right angled finish to the brick corner.

**6. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **11 April 2017** unless an appeal is made against it beforehand.

**DATED: 28 February 27 2017    Signed:**



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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:

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)**

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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>]

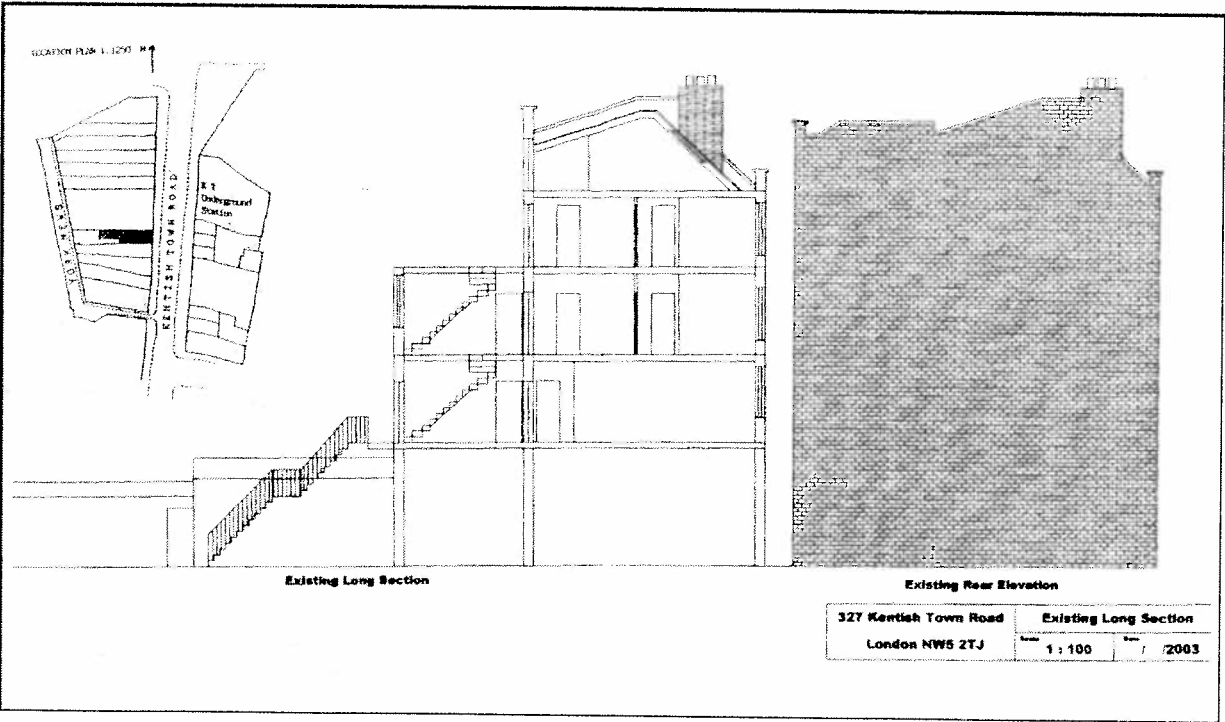
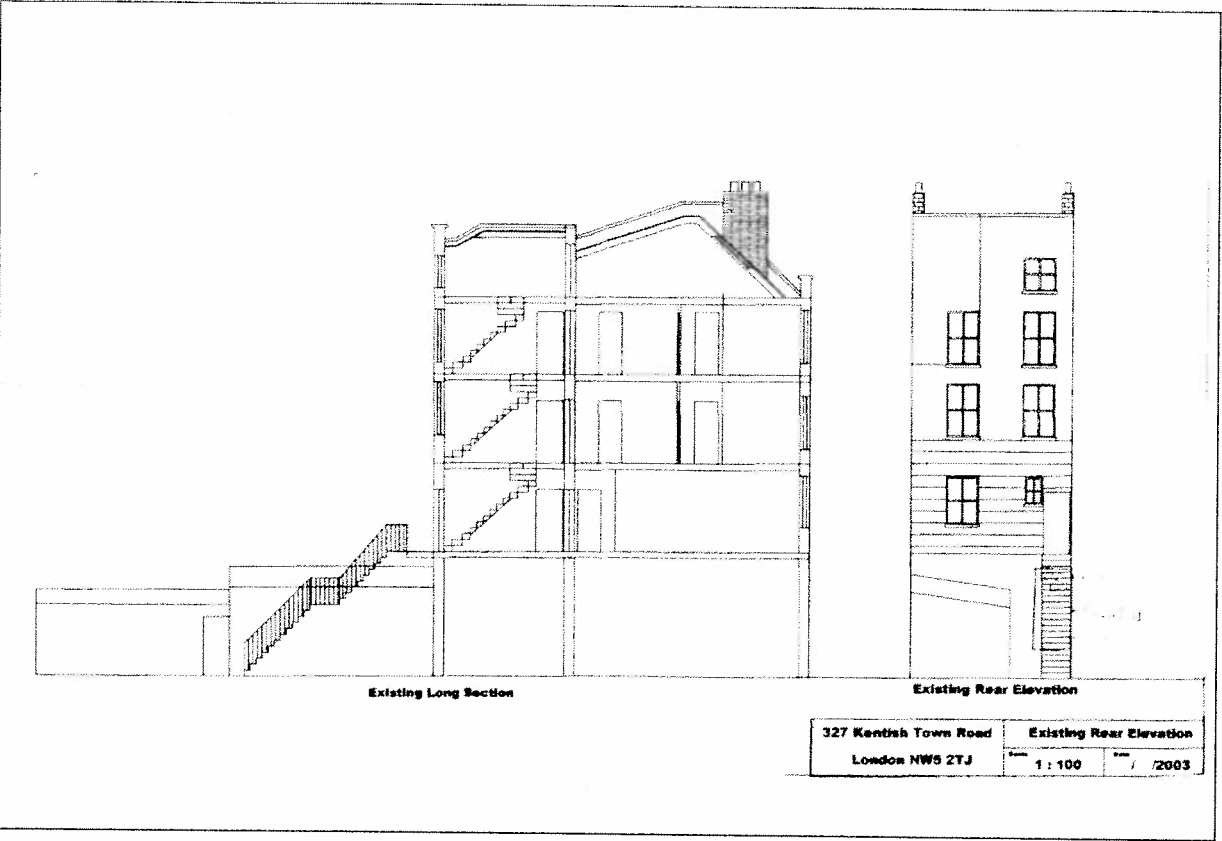
### WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on **11 April 2017**, 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.



**Appendix**

Existing plan, elevation and section drawings dated 2003, showing the site prior to the unauthorised works:





**327 Kentish Town Road**

**London NW5 2TJ**

**Existing Rear Section**

Scale

**1 : 100**

Date



