

Council reference: EN16/0625

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: Flat A, Lower Ground Flat, 21 Lowfield Road, London, NW6 2PP as shown outlined in black on the attached plan (“the Property”).

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

Without planning permission: The unauthorised replacement of timber sash windows with uPVC windows to the front elevation at lower ground floor level and the rear single storey extension not built in accordance to approved plans.

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

- a) The unauthorised development has occurred within the last 4 years.
- b) The uPVC-framed windows and doors do not relate to the established architectural character of the period property or its neighbours and therefore detract from its appearance and harm the continuity of the terrace. The unauthorised windows and doors are alien to the character of the building and wider area. As a result, they fail to comply with policies CS5 (Managing the impact of

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growth and development), CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design) of the Camden Local Development Framework and Policy D1 (Design) of the Draft Local Plan.

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

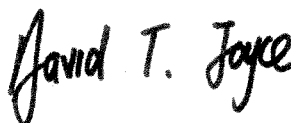
Within a period of **THREE (3) months** of the Notice taking effect:

- a) The uPVC windows fitted on the front elevation of the lower ground floor level shall be removed and replaced with white painted timber sliding sash windows to match the originals;
- b) The uPVC windows and door fitted to the rear elevation of the single storey rear extension shall be removed and replaced with white painted timber framed sliding sash windows and timber framed folding doors as approved in planning application referenced 2014/3943/P;
- c) Make good any damage to the building as a result of the works.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **18 May 2017** unless an appeal is made against it beforehand.

DATED: 6 April 2017 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 £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 **18 May 2017**, and you must then ensure that the required steps for complying with it, for which you may be 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.

NORTHGATE SE GIS Print Template



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