



Council reference: EN16/0157

**-IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT
1990 (AS AMENDED)**

LISTED BUILDING ENFORCEMENT NOTICE

ISSUED BY: THE LONDON BOROUGH OF CAMDEN

1. **THIS IS A FORMAL NOTICE** which is issued by the Council being the Local Planning Authority for the purposes of Section 38 of the above Act because it appears to them that there has been a contravention of Section 8 of the Act, in respect of the building within a conservation area described below. The Council considers it necessary to issue this notice for the reasons set out in paragraph 4 below.

2. **THE LISTED BUILDING**

Land at: Flat 2, 7 Regent Square London WC1H 8HZ as shown outlined in black on the attached plan ("the Property").

3. **THE CONTRAVENTION ALLEGED**

Without listed building consent: Inappropriate partition work, damage to decorative plaster cornice, removal of decorative fireplaces, inappropriate sealing of door opening and installation of a casement rear window in place of traditional timber sash unit.

4. **REASONS FOR ISSUING THIS NOTICE**
 - a) The work outlined above has been carried out to this Grade II listed building without the benefit of Listed Building Consent.
 - b) The unauthorised works, including the alterations to partitions, damage to decorative plasterwork, installation of door panel and removal of decorative fireplaces are detrimental to the special architectural and historic interest of the building, contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies



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and policy D2 (Heritage) of the Camden Local Plan Submission Draft 2016.

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

Within a period of **six (6) month** of the Notice taking effect:

- a) To remove the unauthorised partition, fireplaces, door panel and window and completely reinstate the plan form, fireplaces, cornices and window to match the original marked as "existing" on drawing 1610-10 Rev F and the rear window to be reinstated in accordance with drawing 1610-20 Rev. B, granted listed building consent on 4 August 2016 (ref. 2016/2487/L) (See appendix);

OR

- b) To remove the unauthorised partition, fireplaces and door panel, and reinstate the decorative plasterwork and window, carrying out the partitioning, fireplace-installation, door sealing and window works fully in accordance with drawing 1610-10 Rev. F, 1610-11 Rev. B, 1610-12 Rev A and 1610-20 Rev. B granted listed building consent on 4 August 2016 (ref. 2016/2487/L) (See appendix).

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **2 June 2017** unless an appeal is made against it beforehand.

DATED: 24th 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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ANNEX

EXPLANATORY NOTE

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 by **5th June 2017**.

- (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:

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

Alternatively you can submit an appeal online at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>. Please note that a separate appeal form must be completed for each individual person or organisation.

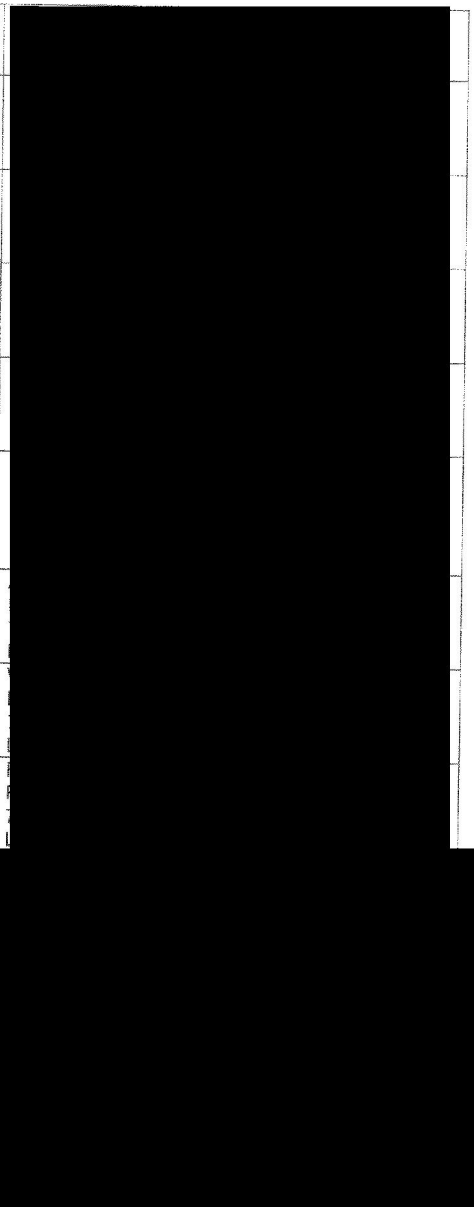
WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this listed building enforcement notice, it will take effect on **5th June 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 a listed building enforcement notice, which has taken effect, can result in prosecution and/or remedial action by the Council.



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**THIS LISTED BUILDING ENFORCEMENT NOTICE HAS BEEN SERVED
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If you believe that there is someone else who should be served or any of those listed above has not received a copy of the notice or any other document please let that person and the Council know of this omission as soon as possible.

