

Council reference: EN15/1097

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: 96 Gloucester Avenue, London NW1 8HX as shown outlined in black on the attached plan (“the Property”).

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

Without planning permission: Unauthorised alterations to front elevation of roof extension including removal of part of the parapet wall at roof level.

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 original historic front brick parapet, would appear as an incongruous form of development in a largely unimpaired lined of solid parapet walls and would therefore result in harm to the character and appearance of the building, the terrace of which it forms part and the wider conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

Council reference: EN15/1097

- c) The additional gap in the front wall of the roof extension has resulted in increased visibility of the full width glazed wall, which is out of character with the existing building, streetscene and wider conservation area. Therefore, the proposed front elevation of the roof extension, by reason of its design and extent of glazing, is considered to have a detrimental impact on the character and appearance of the building, the terrace of which it forms part and the wider conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

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 **three months** of the Notice taking effect:

1. Comply with planning permission granted 07/01/2015 (Ref: 2014/6219/P) by:
 - a) Filling in the existing gap left in the front elevation parapet wall with appropriately coloured bricks and mortar to match the rest of the front elevation; and
 - b) Remove the additional outer unauthorised glazed doors on the front elevation of the roof extension, and infill the gaps with appropriately coloured bricks and mortar to match the rest of the front elevation;

or

2. Reinstate the whole roof including the front parapet to its original condition.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **31st October 2017** unless an appeal is made against it beforehand.

Council reference: EN15/1097

DATED: 31st July 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**

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 £172.00

Council reference: EN15/1097

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 **31st October 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.



Council reference: EN15/1097