

Council reference: EN17/0266

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: 104 Rowley Way, London, NW8 0SW as shown outlined in black on the attached plan ("the Property").

3. **THE CONTRAVENTION ALLEGED**

Without listed building consent:

Unauthorised alterations to a Grade II* listed building including removal of internal fabric, altering the original layout at upper floor level through installation of doors and walls. Painting white the balcony area.

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 internal alterations to the layout of the upper floor does not respect the original form of this Grade II* listed building and has a detrimental impact on the special historic and architectural character of the property contrary to policies D2 (Heritage) of the Camden Local Plan 2017.
- c) The white painted balcony has resulted in visual harm to the special architectural and historic character of the property by

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reason of its bright and incongruous appearance and has a detrimental impact on the balance and appearance of the larger terrace and estate all of which are grade II* contrary to policies D2 (Heritage) of the Camden Local Plan 2017.

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

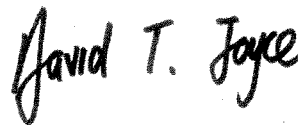
Within a period of **3 months** of the Notice taking effect:

- a) Reinstate the original layout on the upper floor of the property by removing non-original partition walls and the two hinged doors and reinstating the sliding door to match the original
- b) Restoring balcony area to original colour by removing all white paint from surfaces on the balcony.
- c) Make good any damage caused as a result of the above works

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **26th April 2018** unless an appeal is made against it beforehand.

DATED 15th March 2018: 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 **26th April 2018**.

(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 **26th April 2018** 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
ON:**

1	Proprieter: Anthony Aviv Moussaioff, 76a Westbourne Grove, London W2 5SH
2	Occupier, 104 Rowley Way, London, NW8 0SW
3	Barclays Bank Plc, P.O. Box 290, Meridian House, Dartford, DA1 9DE
4	Roy Adim, 104 Rowley Way, London, NW8 0SW
5	Katherine Sagatis, 104 Rowley Way, London, NW8 0SW

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.

