

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: College House; 1-8 New College Parade, Finchley Road, London, NW3 5ES/5EP as shown outlined in black on the attached plan (“the Property”).

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

Without planning permission: The erection of flues and associated plant equipment sited on the rear elevation and flat roof of the property.

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 visually prominent and obtrusive ducts and plant equipment in respect of their towering height and incongruous appearance add visual clutter to the roof and is considered to cause a visual blight to the detriment of the character and appearance of the surrounding area and street scene, especially in the sensitive context of the grade-two listed building and adjoining conservation area contrary to policies D1 and D2 of the Camden Local Plan 2017, CPG1

Council reference: EN17/1215

Design and the Fitzjohns/Netherhall Conservation Area Statement 2001.

- c) Without the provision of a suitably comprehensive acoustic survey & impact assessment and a risk-based odour control & impact assessment, it is considered that all the installed flues and plant equipment has a detrimental impact upon the local amenity of the neighbouring residents in respect of the increased and unacceptable levels in odour, fumes, noise, vibration and disturbance, contrary to policies A1 and A4 of the Camden Local Plan (2017).

The Council does 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:

Either

1. Remove all the flues, plant equipment and any associated fixture and fittings from the rear elevation and roof of the property sited within the area outlined in red shown on the site plan at appendix A

Or

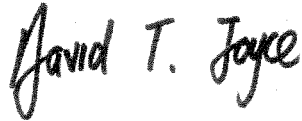
2. Implement the planning permission referenced 2015/3762/P and remove all the other flues, plant equipment and associated fixtures and fittings from the rear elevation and flat roof of the property which are not detailed on the approved plan sited within the area outlined in red shown on the site plan at appendix A

And in addition to requirements of 1 or 2 above also;

3. Remove from the site all constituent materials resulting from the above works.
4. Repair all damage to the building resulting from the above works

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **16th November 2018** unless an appeal is made against it beforehand.



DATED: 5th October 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

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.

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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:



Council reference: EN17/1215

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

The fee is £462.00

The TOTAL FEE payable is £924.00 (£462.00 x2)

ANNEX**YOUR RIGHT OF APPEAL**

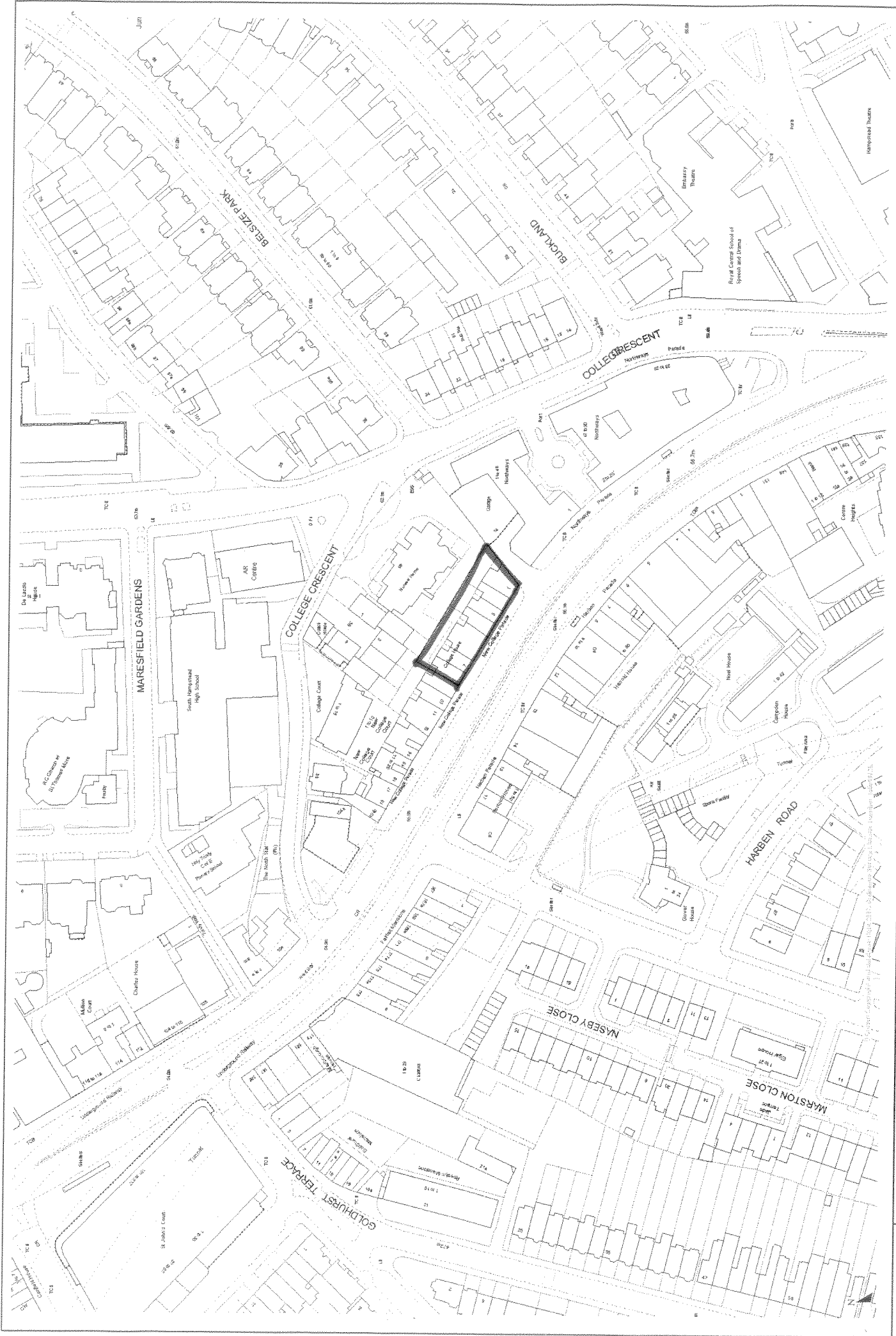
You can appeal against this notice, but any appeal must be received, or posted in time to be **received**, by the Planning Inspectorate acting on behalf of the Secretary of State **before** the date specified in paragraph 6 of the notice.

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 **16th November 2018** 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.



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