



Council reference: EN18/0791

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: 204 Kilburn High Road, London, NW6 4JH as shown outlined in black on the attached plan ("the Property").

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

Without planning permission: Unauthorised creation of a self-contained studio flat at rear first floor level.

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

- a) The unauthorised development has occurred within the last 4 years.
- b) The self-contained studio flat that has been created at the rear first floor level of the property, by virtue of being under-sized with unsatisfactory levels of residential amenity, has resulted in the provision of sub-standard accommodation to the detriment of existing residential amenity and is contrary to policy H6 of Camden's Local Plan 2017
- c) In the absence of a S106 agreement to designate the self-contained studio flat as car-free housing, the development would be likely to contribute unacceptably to parking stress and congestion in the



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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.

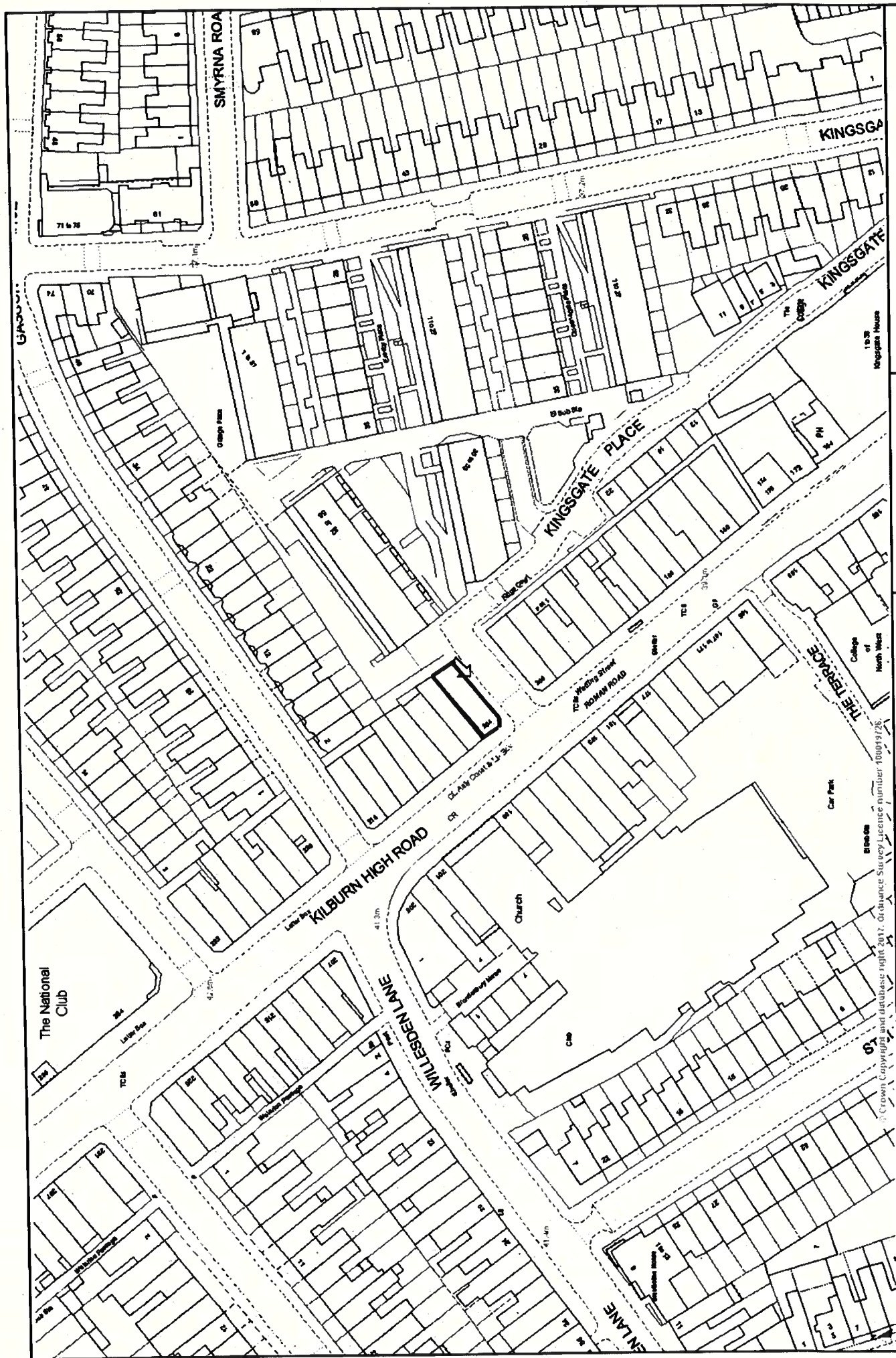
The fee is payable twice to the "London Borough of Camden", as the Local Planning Authority.

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 £462.00

The TOTAL FEE payable is £924.00 (i.e. £462.00 x 2)



204 Kilburn High Road, London NW6 4JH

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Scale 1/1250

Centre = 52°12'0" E 184°06'3" N

Date 9/11/2018