

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: 3 New Square (Grade II listed building), London, WC2A 3RS shown outlined in black on the attached plan (“the Property”). (“the Property”).

3. **THE CONTRAVENTION ALLEGED**

Without listed building consent: the installation at second and third floor corridors of suspended ceilings and associated indirect LED strip lights, recessed downlights, emergency lights, and smoke detectors (“the unauthorised ceiling works”).

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 proposals, by way of harm caused to the building's original plan form and spatial proportions, and loss of original historic fabric, would cause harm to the significance of the listed building, contrary to Local Plan Policy D2. This harm has not been adequately justified in accordance with the NPPF and the proposals do not offer substantial public or heritage benefits that would outweigh the harm

- c) The metal frame suspended ceilings with recessed indirect LED strip lights installed in the second and third floor corridors appear as modern, alien, bulky structures and adversely impact on the spatial proportions of the areas in which they have been installed. They fail to relate in any way to the architectural or historic character of the building and harm the significance of the Grade II listed building, contrary to Local Plan Policy D2.

5. WHAT YOU ARE REQUIRED TO DO

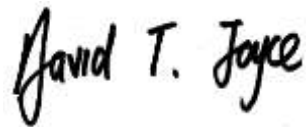
Within a period of **3 months** of the Notice taking effect:

1. Remove all unauthorised ceiling works to the second and third floor corridors; suspended ceiling, LED strip lights, recessed downlights, emergency lights and smoke detectors
2. The corridor ceilings shall be reinstated to their former state to match the existing ceiling in terms of materials, colour and texture

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **Monday 14th January 2019** unless an appeal is made against it beforehand.

DATED: Monday 3rd December 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

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 **Monday 14th January 2019**.

- (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 **Monday 14th January 2019** 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.