

Council reference: EN18/0489

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: 4 St Mark's Square, London, NW1 7TN as shown outlined in black on the attached plan ("the Property").

3. **THE CONTRAVENTION ALLEGED**

Without listed building consent: the erection of a timber fence above the existing boundary wall along St Mark's Square and Princess Road.

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 addition of the timber fence above the front boundary wall along St Mark's Square and Princess Road, by reason of location, height and materials, is an unsympathetic and incongruous addition is harmful to the setting, character and appearance and special historic and architectural interest of the Grade II listed building. It is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017. This harm has not been adequately justified in accordance with the

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NPPF and the external alterations do not offer substantial public or heritage benefits that would outweigh the harm caused.

5. WHAT YOU ARE REQUIRED TO DO

Within a period of **ONE (1) month** of the Notice taking effect:

1. Remove the unauthorised fence above the boundary wall to St Mark's Square and Princess Road in its entirety
2. Make good on any damage caused as a result of the works
3. Remove all associated debris from the site

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **4 JULY 2019** unless an appeal is made against it beforehand.

DATED: 23 May 2019 Signed:



Director of 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 **4 July 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:

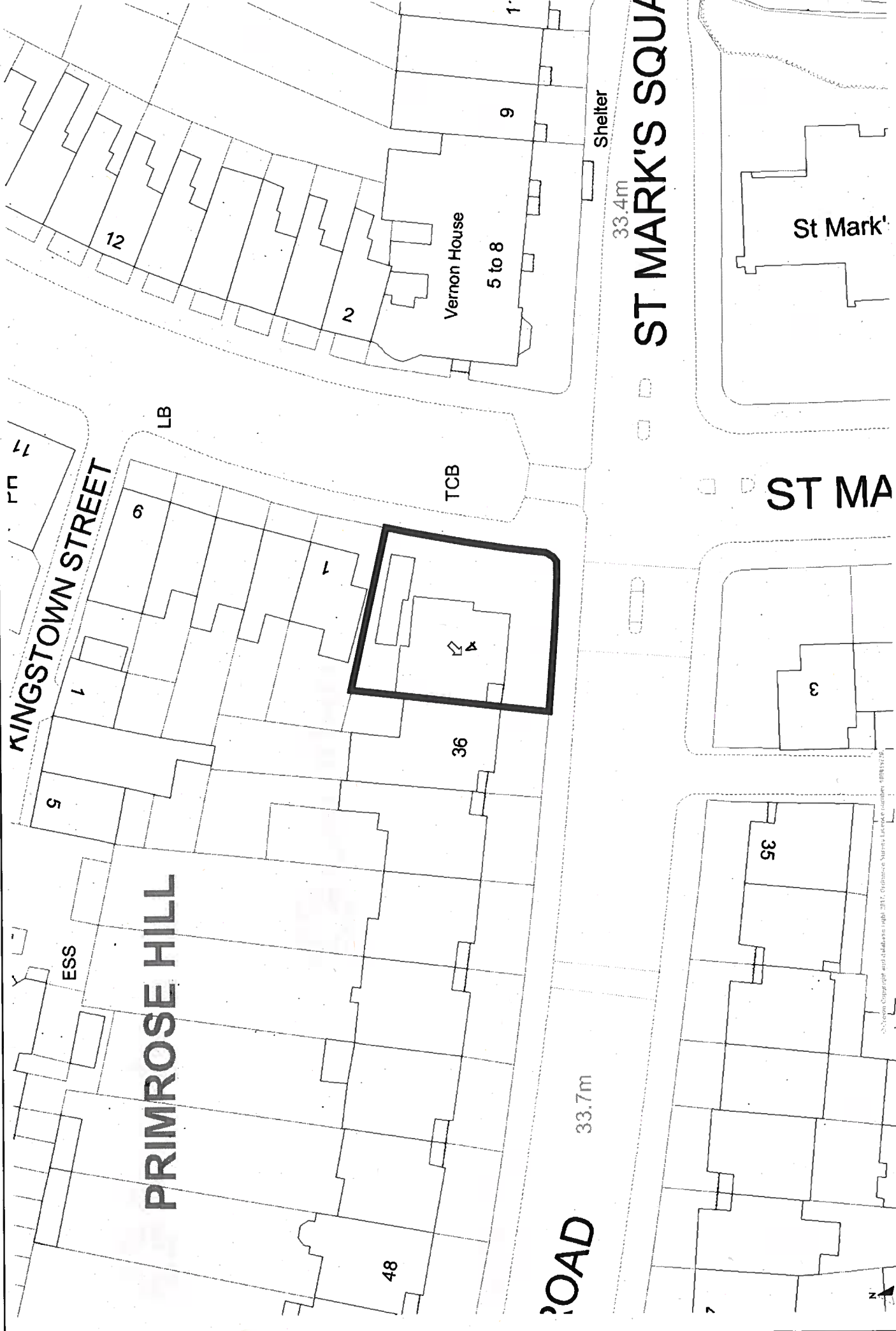
**Appeals and Enforcement
Supporting Communities
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE**

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 **4 July 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.





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KINGSTOWN STREET

PRIMROSE HILL

Vernon House
5 to 8

Shelter

ST MARK'S SQUARE

St Mark's

ST MARK'S SQUARE

