

Council reference: EN18/0520

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: 68 Highgate Road, London NW5 1PA as shown outlined in black on the attached plan (“the Property”).

3. **THE CONTRAVENTION ALLEGED**

Without listed building consent: the following unauthorised external and internal works to this Grade II listed building:

External

The removal and replacement of single glazed aluminium windows with double glazed timber windows with upvc beading, replacement of timber framed rooflight to main side roof slope with a Velux rooflight and increase in height of existing side infill extension

Internal

The removal of an original staircase and hand rail, installation of plywood and chipboard flooring to first and second floor bedrooms and landings, removal of original doors and architraves, removal of

Council reference: EN18/0520

cornicing to first floor bedrooms, removal of original stone surround and cast iron fireplace in second floor front bedroom

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 unauthorised external and internal alterations, are insensitive and incongruous and result in a loss of original historic fabric, cause harm to the significance of the listed building by neither preserving or enhancing its special character, contrary to policies A1 (Managing the Impact of Development), D1 (Design) and D2 (Heritage) of the Camden Local Plan. This harm has not been adequately justified in accordance with the NPPF and the external and internal 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 **TWELVE MONTHS (12) months** of the Notice taking effect:

Implement approved remedial works of the unauthorised external and internal alterations to the host dwelling as approved under planning permission (reference: 2018/2820/P) and listed building consent (reference: 2018/5520/L) as outlined below:

1. Replace all as-built unauthorised timber windows with upvc beading and existing front and rear windows with timber framed single glazed sash replacements
2. Replace as-built Velux rooflight in pre-existing main side roof rooflight aperture with a timber framed conservation style rooflight
3. Reduce height of flat roof of side infill extension to match its pre-existing height
4. Install new balusters, handrail, newel posts and skirting to as-built internal staircase to match pre-existing staircase

Council reference: EN18/0520

5. Replace as-built plywood and chipboard flooring with salvaged 19th century pine floorboards to first and second floor bedrooms and landings
6. Modify as-built window and door architraves to match pre-existing examples
7. Install corning to first floor bedrooms to a similar profile as pre-existing corning
8. Install salvaged stone surround and cast iron fireplace in second floor front bedroom

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **9 July 2019** unless an appeal is made against it beforehand.

DATED: 28 May 2019 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 **9 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 **9 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.



© Crown Copyright and database right 2016. Ordnance Survey (licence number: 100019726).

