

Council reference: EN18/0874

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: Building A and B, The Stables Market, Stanley Sidings
Chalk Farm Road, London NW1 8AH** as shown outlined in red on the attached plan ("the Property").

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

Without planning permission: the use of Building A and B as a mix of retail (Class A1) at basement, mezzanine, and ground floor levels, food and drink (Class A3) at ground floor level and office (Class B1) on the first, second and third floor levels.

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

- a) The unauthorised change of use has occurred within the last 10 years.
- b) The unauthorised use, by reason of the current mix of uses, including the provision of a large retail unit (located at ground floor level at the front of building) and lack of restrictions on the size of all retail units within Building A and B, failing to provide premises suitable for small and independent businesses and failure to provide opportunities for new cultural and leisure facilities, is considered to be detrimental to

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the success and vitality of Camden Town Centre and unique character of Stables Market and is harmful to the balance and mix of uses in this important tourist area contrary to Policies C3 (Cultural and leisure facilities), TC5 (Small and independent shops), TC6 (Markets) of the London Borough of Camden Local Plan 2017 and CPG on Town Centres and Retail.

- c) In the absence of a S106 Agreement to secure the provision of off-site housing or a financial contribution towards the provision of housing, the development fails to ensure the provision of the required amount of housing for the scheme, contrary to Policies H2 (Maximising the supply of self-contained housing from mixed use schemes), H4 (Maximising the supply for affordable housing) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- d) In the absence of a S106 Agreement to secure new and improved community facilities and services, the development fails to mitigate the impact of the development, contrary to Policies C2 (Community facilities) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

The Council do 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 **NINE (9) months** of the Notice taking effect:

- 1. Cease the use of building A and B as a mix of retail (Class A1) at basement, mezzanine and ground floor levels, food and drink (Class A3) at ground floor level and office (Class B1) on the first, second and thirds levels and make the use of the building comply with the terms (including conditions and limitations) of the planning permission granted on the 11th October 2006 reference 2006/3182/P

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **2 OCTOBER 2019** unless an appeal is made against it beforehand.

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DATED: 4 September 2019 Signed:

**Chief Planning Officer, Supporting Communities on behalf of the
London Borough of Camden, Town Hall, Judd Street, London
WC1H 8JE**

**Explanatory Note Pursuant to Regulation 5 of the Town and Country
(Enforcement Notices and Appeals) (England) Regulations 2002**

An appeal may be brought on any of the following grounds—

- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;
- (b) that those matters have not occurred;
- (c) that those matters (if they occurred) do not constitute a breach of planning control;
- (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
- (e) that copies of the enforcement notice were not served as required by section 172;
- (f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
- (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all these grounds may be relevant to you.

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:

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

The fee is £924.00

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

STATEMENT ON GROUNDS OF APPEAL

You must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends him a notice so requiring, a statement in writing specifying the grounds on which you are appealing against the Enforcement Notice and stating briefly the facts on which you propose to rely in support of each of those grounds.

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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 **2 October 2019**, 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.

The information contained within this notice is a summary of sections 171A, 171B and 172-177 of the Town and Country Planning Act, 1990.

For the full sections of the act please see:

<http://www.legislation.gov.uk/ukpga/1990/8/part/VII>

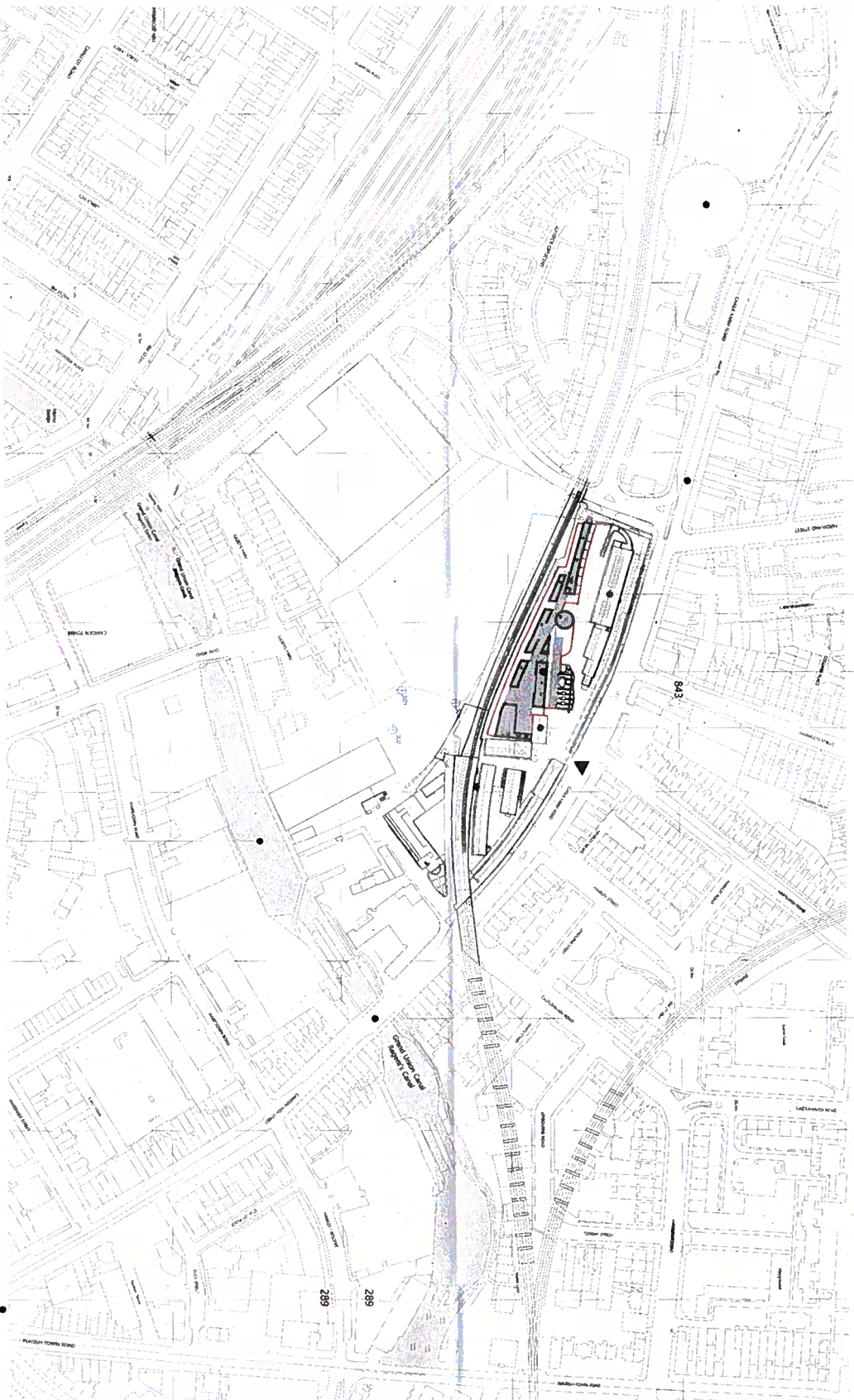
The Round House

Chalk Farm Road

Stables Market
Building A&B

Horse Hospital
Gin House

Camden High Street



Grid Setting Out
(based on OS
Superplan Data):

SO1 - North = 1954710
- East = 839191
SO2 - North = 1949135
- East = 862535
SO3 - North = 1966807
- East = 846855
SO4 - North = 1979839
- East = 876035

Stanley Sidings Ltd

Camden Stables A&B site

Location Plan

Land development application

Reflecting the as-built condition in 2010

09505 100.00
25.05.2018 11:28 @ A1

Grand Union Canal

Camden Town
Underground Station

