

Council reference: EN19/0458

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: 341 Gray's Inn Road, London, WC1X 8PX as shown outlined in black on the attached plan ("the Property").

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

Without planning permission: Change of use of the first, second and third floor levels from permanent housing (Class C3) to nine short-term let units.

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

- a) The unauthorised change of use has occurred within the last 10 years.
- b) The change of use to short-stay let accommodation intended for occupation for periods of less than 90 days, due to the loss of long-term accommodation for permanent residents, is detrimental to the amount of permanent residential floorspace in the borough, contrary to policy H3 (protecting existing homes) of the London Borough of Camden Local Plan 2017.

Council reference: EN19/0458

- c) The change of use to nine short term lets by reason of the high turnover of occupiers, is to the detriment of the amenity enjoyed by the occupiers of the flats adjacent to the proposed development and wider community cohesion, contrary to policies H3 (protecting existing homes), A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.
- d) The creation of 9 short term lets by reason of the failure to contribute to the priorities set out in the Dwelling size priority tables or include a mix of large and small homes would fail to contribute to the creation of mixed and inclusive communities, contrary to policy H7 (Large and small homes) of the London Borough of Camden Local Plan 2017.
- e) In the absence of a S106 Legal Agreement to designate the 9 short term let units as car free, the development would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and is thereby contrary to policy T2 and DM1 (Delivery and monitoring) of the London Borough of Camden's Local Plan 2017.

5. WHAT YOU ARE REQUIRED TO DO

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

- 1. Cease the use of the first, second and third floor levels as 9 short term lets and reinstate the use as one permanent residential unit (Class C3).

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **22 OCTOBER 2019** unless an appeal is made against it beforehand.



DATED: 10 September 2019 Signed:

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

Council reference: EN19/0458

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.

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

Council reference: EN19/0458

The fee is £9,240.00

The TOTAL FEE payable is £9,240.00 (i.e. £462.00 x 20)

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.

Council reference: EN19/O458

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>

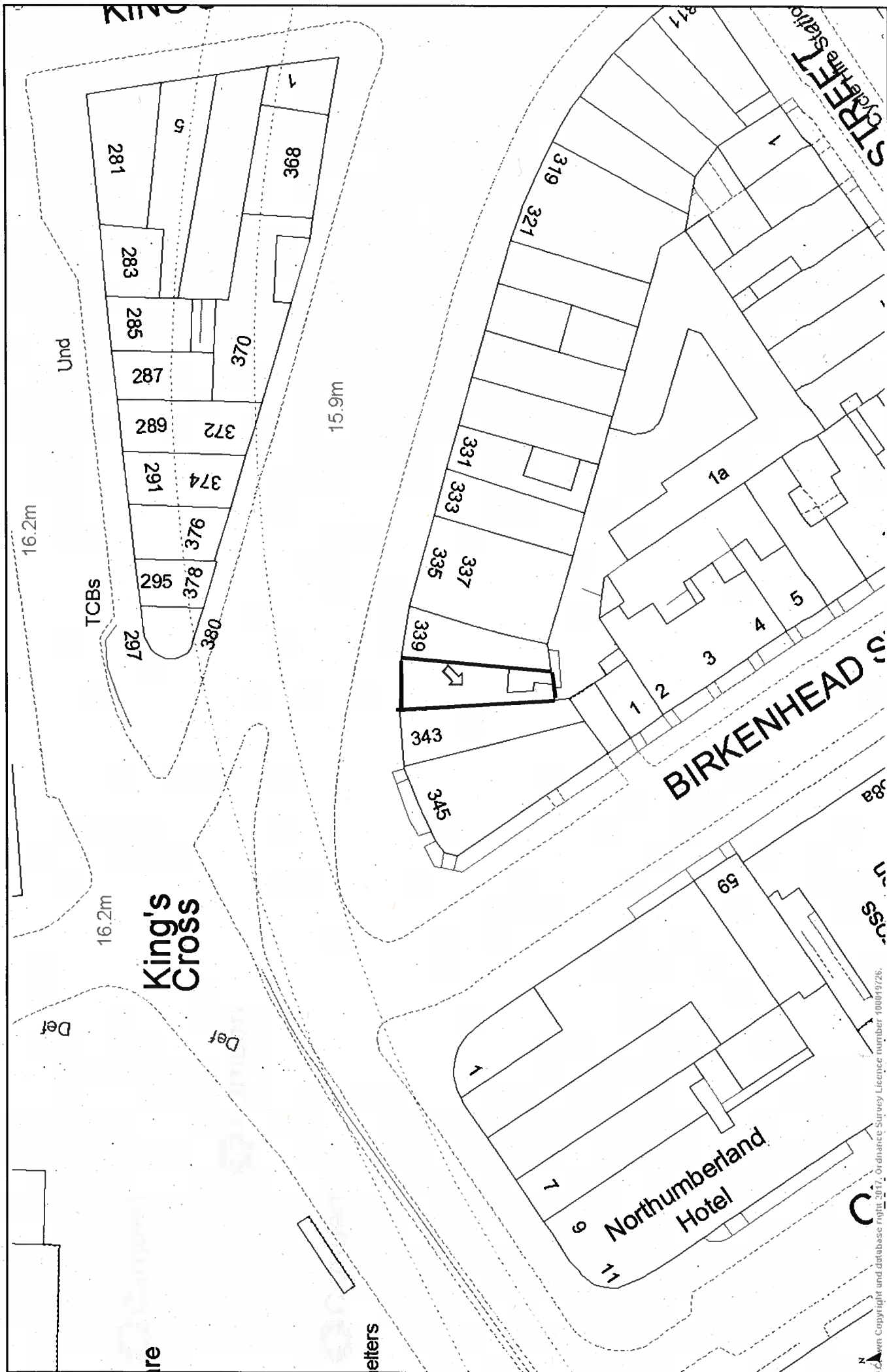
WHAT HAPPENS IF YOU DO NOT APPEAL


If you do not appeal against this enforcement notice, it will take effect on **22 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>



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