

Council reference: EN18/0488

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: 1 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 following unauthorised external and internal works to this Grade II listed building:

External

The removal and replacement of timber casement windows with double glazed uPVC windows; installation of external security grilles to windows on the front, rear and side elevation; installation of metal railing to front boundary wall; installation of quartz threads and risers to external steps; installation of CCTV cameras to front and side elevation; and installation of terracotta pavers to driveway

Internal

Alterations to staircase and installation of fitted wardrobes at second floor and alterations joinery

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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 **NINE (9) 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: 2019/3780/P) and listed building consent (reference: 2019/4028/L) as outlined below:

1. Completely remove the uPVC double glazed windows and replace with single glazed timber casement sash windows as shown on planning permission ref. 2019/4028/L drawing nos. GA036-PL-REV-1, GA037-PL-REV-1, GA038-PL-REV-1, GA902-PL-REV-2, GA903-PL-REV-2, GA904-PL-REV-2, GA905-PL-REV-2, GA906-PL-REV-2
2. Completely remove the external security grilles to front, rear and side elevation and make good any resulting damage
3. Completely remove the metal railings to front boundary wall and make good any resulting damage
4. Completely remove the quartz treads and risers to external steps and replace with marble treads and risers as shown on planning permission ref. 2019/4028/L drawing no. GA920-PL-rev1
5. Completely remove all CCTV Cameras on the building and make good any resulting damage

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6. Completely remove the terracotta pavers to driveway and replace with stone pavers as shown on planning permission ref. 2019/4028/L drawing no. GA031-PL-rev1.
7. Remove the paint from the balustrade between the ground floor landing and cloakroom and stain/varnish to match the previously mahogany colour. Strip paint from the treads and risers of the staircase and seal using natural oils/waxes
8. Remove fitted wardrobes at second floor level and replace with joinery to match bedroom 3 and install ceiling cornice along the chimney breast as shown on planning permission ref. 2019/4028/L drawing no. GA033-PL-rev1

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **29 JANUARY 2020** unless an appeal is made against it beforehand.

DATED: 18 December 2019 Signed: 

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

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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 **29 January 2020**.

- (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 **29 January 2020** 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.

EGENT'S PARK ROAD

TCB

36

Vernon House
5 to 8

9

Shelter

33.4m

ST MARK'S SC

ST MARK'S SQUARE

St Mark's Church

PRI

CR

34.2m

Club

Boro Const, GL Asly Const & LB Bdy

33.7m

ALBERT TERRACE MEWS

47

10

11

35

3

16

18

20

20

23

6

3

1

23

Shelter

34.4m

