

Council reference: EN19/0306

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: 8 Primrose Hill Studios Fitzroy Road London NW1 8TR as shown outlined in red on the attached plan ("the Property").

3. **THE CONTRAVENTION ALLEGED**

Without listed building consent: The installation of flue vent and pipe on the front elevation of the Grade II listed building.

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 flue vent and pipe has resulted in visual harm to the special architectural and historic character of the property by reason of its incongruous appearance and has a detrimental impact on the balance and appearance of the neighbouring studios, all of which are grade II* contrary to policies D2 (Heritage) of the Camden Local Plan 2017.
 - c) The works described above have been carried out to this grade II* listed building without the benefit of listed building consent.

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5. **WHAT YOU ARE REQUIRED TO DO**

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

1. Remove the flue vent and pipe
2. Make good any damage caused as a result of the above works to match the surrounding facade.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **20 MARCH 2020** unless an appeal is made against it beforehand.

DATED: 7 February 2020 Signed: 

**Chief Planning Officer, Supporting Communities 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 **20 March 2020**.

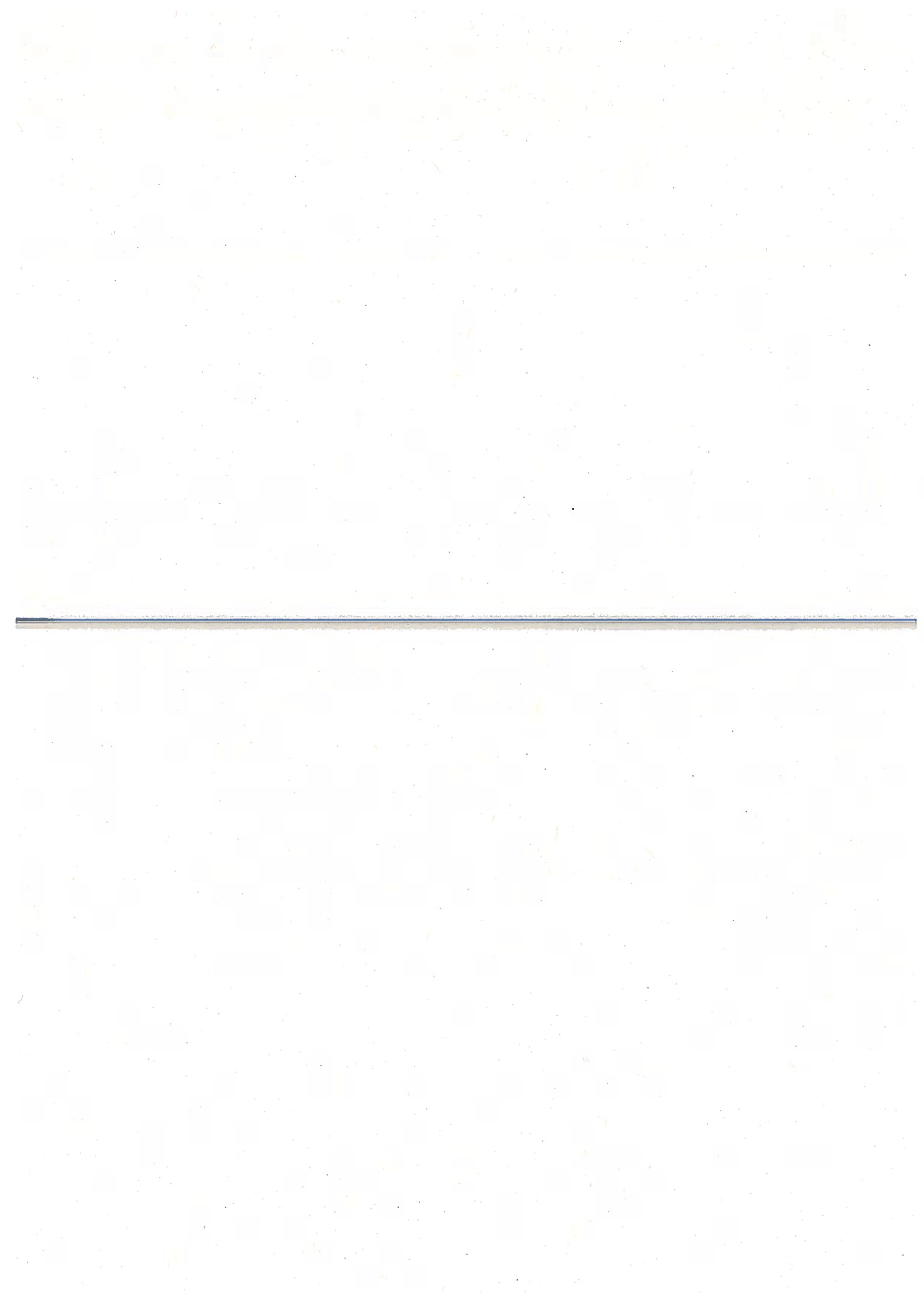
- (a) Send a copy of your appeal to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) Send a second copy of the appeal form and notice to the Council at:

**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 **20 March 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.



COT ROAD

CALVERT

MANLEY STREET

Fitzroy Yard

PRIMROSE HILL STUDIOS

FITZROY ROAD

KINGSTOWN STREET

Posis

Auden Place

Nursery

