

Council reference: EN20/0114

**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: Flat E, 17-18 Harrington Square London NW1 2JJ** as shown outlined in red on the attached plan (“the Property”).

3. **THE CONTRAVENTION ALLEGED**

**Without listed building consent:** Internal alterations at second floor level including the erection of partition walls within the two front rooms to create additional bedrooms, the removal of separate sections of internal walls to create larger openings in the hallway, and the removal of three doors in this Grade II listed property.

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 partition walls to the front rooms crowd the windows creating cramped, narrow and asymmetrical spaces harming the plan form of the historic rooms. The loss of three sections of wall and doors along the hallway results in a loss of historic fabric. Overall the development causes harm to the significance of the listed building contrary to policies A1 (Managing

**Council reference: EN20/0114**

the Impact of Development), D1 (Design) and D2 (Heritage) of the Camden Local Plan.

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

Within a period of **SIX (6) months** of the Notice taking effect:

1. Remove all the partition walls in the front two rooms (rooms facing Harrington Square) to reinstate the original proportions of the rooms;
2. Reinststate walls, doors and door frames to the kitchen and two front rooms to match the construction method, colour, material, texture and detail of the pre-existing walls and doors; and
3. Make good on any damage caused as a result of the above works

**6. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **12 January 2021** unless an appeal is made against it beforehand.

**DATED: 1 December 2020**    Signed:



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

Council reference: EN20/0114

## 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 **12 January 2021**.

- (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 **12 January 2021** 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.



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	Flat E, 17-18 Harrington Square, London, NW1 2JJ	11-November-2020 © Crown copyright and database rights 2020 OS 100019726 
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## REQUISITION FOR INFORMATION

**TAKE NOTICE** that, pursuant to the provisions of section 16 of the Local Government (Miscellaneous Provisions) Act 1976, London Borough of Camden hereby require you to state in writing the nature of your interest in the above land or premises.

You are also required to state in writing the name and address of any other person known to you as having an interest in the said land or premises, as freehold, mortgagee, lessee or otherwise, or who receives rent for the land.

A form is attached hereto on which the information required may be given by means of your replies to the questions set out therein. No covering letter is necessary.

### NOTE

Section 16 of the Local Government Act (Miscellaneous Provisions) Act 1976 provides as follows:

#### **16.— Power of local authorities to obtain particulars of persons interested in land.**

(1) *Where, with a view to performing a function conferred on a local authority by any enactment, the authority considers that it ought to have information connected with any land, the authority may serve on one or more of the following persons, namely—*

- (a) the occupier of the land; and*
- (b) any person who has an interest in the land either as freeholder, mortgagee or lessee or who directly or indirectly receives rent for the land; and*
- (c) any person who, in pursuance of an agreement between himself and a person interested in the land, is authorised to manage the land or to arrange for the letting of it,*

*a notice specifying the land and the function and the enactment which confers the function and requiring the recipient of the notice to furnish to the authority, within a period specified in the notice (which shall not be less than fourteen days beginning with the day on which the notice is served), the nature of his interest in the land and the name and address of each person whom the recipient of the notice believes is the occupier of the land and of each person whom he believes is, as respects the land, such a person as is mentioned in the provisions of paragraphs (b) and (c) of this subsection.*

(2) *A person who—*

- (a) fails to comply with the requirements of a notice served on him in pursuance of the preceding subsection; or*
- (b) in furnishing any information in compliance with such a notice makes a statement which he knows to be false in a material particular or recklessly makes a statement which is false in a material particular,*

*shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 5 on the standard scale.*

**Return of Information required to be given under  
section 16 of the Local Government (Miscellaneous Provisions) Act 1976**

**From** .....(name)

.....(address)

In reply to notice dated **1 December 2020**

And regarding **FLAT E, 17 - 18 HARRINGTON SQUARE LONDON NW1 2JJ**

I hereby declare that the following information is correct to the best of my knowledge;

..... (signed)

My interest in the land is as	
Name (in full) and address of occupier	
State whether premises is held on weekly tenancy, Agreement or lease and term	
Name (in full) and address of person to whom rent is paid If he is Agent for another person state name (in full) and address of such person	
Name (in full) and address of Freeholder	
Name (in full) and address of Leaseholder	
Name (in full) and address of Mortgagee	
Name (in full) and address of any other person having an interest in the Premises and the nature of such an interest	

This form must be returned to the following address within 14 days of the date of service of the notice:

Legal Planning Team  
On behalf of the Borough Solicitor  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9LP