

Council reference: EN20/0066

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: 23 Gloucester Crescent London NW1 7DS as shown outlined in black on the attached plan (“the Property”).

3. **THE CONTRAVENTION ALLEGED**

Without listed building consent: Removal of large areas of original plaster from all levels; removal of period features from the living rooms, bathroom and kitchen; and creation of terrace at roof level.

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 works that have been carried out, by virtue of the removal of large amounts of original materials, features and finishes, including the original roof form are harmful to the architectural quality and cultural significance of the listed building and are therefore contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017

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

Within a period of **EIGHTEEN (18) months** of the Notice taking effect:

1. Reinstate the original roof form of the building (including materials) in accordance with the Proposed Roof Plan GC 306 Rev. A approved under applications 2020/4735/L and 2020/4577/P; and
2. Either:
 - a) Completely reinstate the original areas of plaster, and reinstate the living room, kitchen and bathroom features as shown of proposed drawings approved under applications 2020/4735/L and 2020/4577/P, namely: GC 301; GC 302A; GC 303A; GC 304A; GC 305A; GC 306A; GC 307A; GC 308A; GC 309A; GC 310A; GC 311; GC 315; GC315; GC 316; GC 317; GC 318

Or

 - b) Completely return the property to its previous condition as shown on the existing drawings approved under applications 2020/4735/L and 2020/4577/P, namely: GC101A; GC 102A; GC 103A; GC103A; GC 104A; GC 105A; GC105A; GC 107A; GC 108A; GC 109A; GC 110A; GC 111; GC 112. This to include reinstating the following: kitchen unit, screen and door within arch at basement level; all shelving units in study at ground floor level; panelling to boxed-in WC and panelling to boxed-in bath at first floor level.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **5 April 2021** unless an appeal is made against it beforehand.

DATED: 22 February 2021 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 **5 April 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.

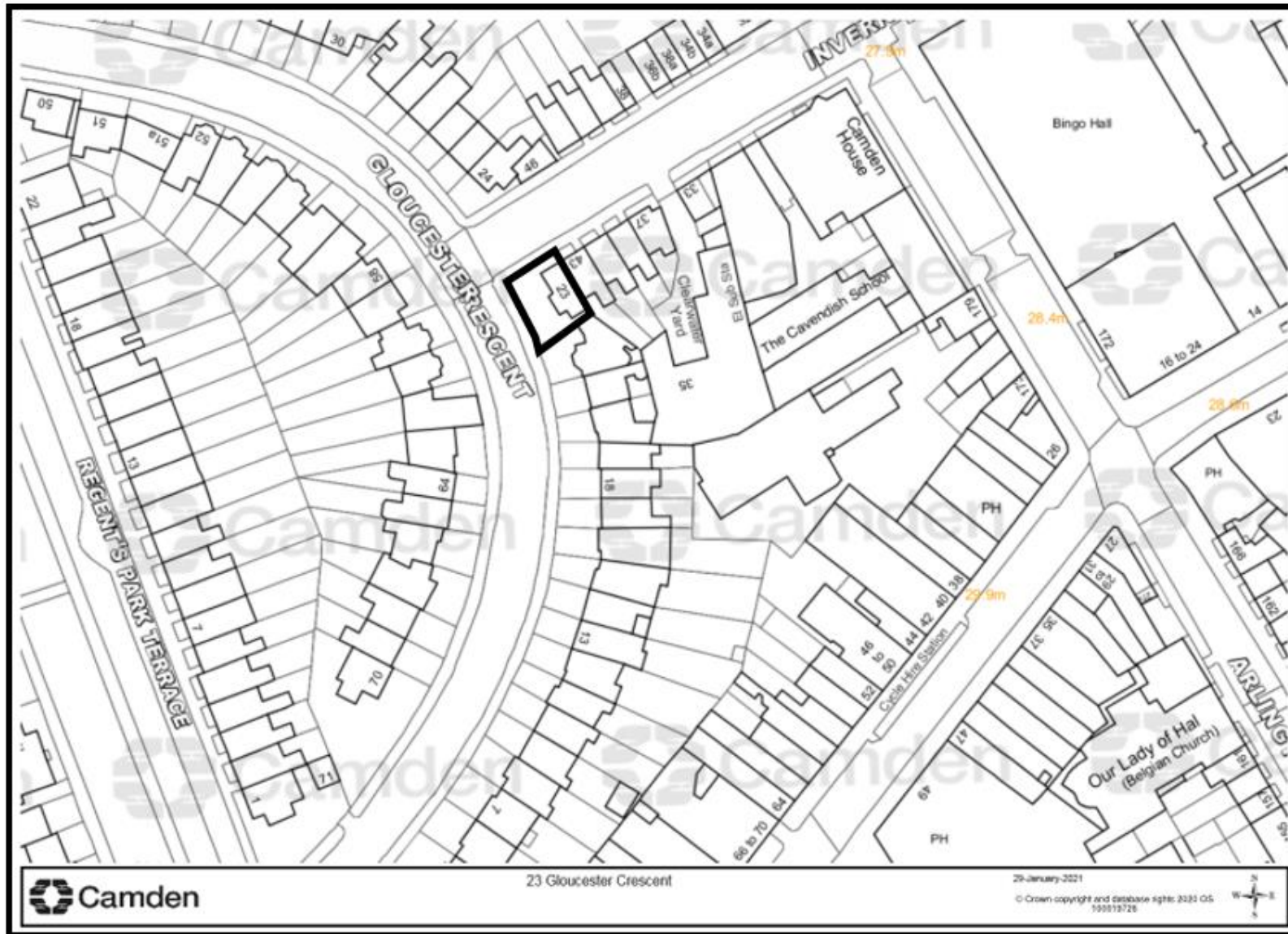
(b) Send a second copy of the appeal form and notice to the Council at:

**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 **5 April 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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CST Room 3/13
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line 0303-444 5000

Fax No 0117-372 8782

THIS IS IMPORTANT

If you want to appeal against this Listed Building enforcement notice you can do it:-

- on-line at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>); or
- by getting Listed Building enforcement appeal forms by phoning us on 0303 444 5000 or by emailing us at enquiries@pins.gsi.gov.uk

You MUST make sure that we receive your appeal before the effective date on the Listed Building enforcement notice.

In exceptional circumstances you may give notice of appeal by fax or letter. You should include:- □ the name of the local planning authority;

- the site address;
- your address; and
- the effective date of the Listed Building enforcement notice.

We MUST receive this before the effective date on the Listed Building enforcement notice. This should **immediately** be followed by your completed appeal forms.

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 **22 February 2021**

And regarding **23 GLOUCESTER CRESCENT LONDON NW1 7DS**

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

Punjabi

ਜ਼ਰੂਰੀ: ਇਹ ਫਾਰਮ ਸਾਡੇ ਕੋਲ ਭੇਜਣ ਲਈ ਖਾਸ ਮਿਆਦ ਹੈ। ਇਸ ਮਿਆਦ ਦਾ ਸਮਾਂ ਪੂਰਾ ਹੋ ਜਾਣ ਤੋਂ ਪਹਿਲਾਂ ਇਹ ਫਾਰਮ ਸਾਡੇ ਕੋਲ ਲਾਜ਼ਮੀ ਤੌਰ ਤੇ ਪਹੁੰਚ ਜਾਣਾ ਚਾਹੀਦਾ ਹੈ। ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਫਾਰਮ ਭਰਨ ਲਈ ਮਦਦ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਅਸੀਂ ਤੁਹਾਨੂੰ ਸੁਝਾਉਂਦੇ ਹਾਂ ਕਿ ਤਸੀਂ ਇਹਦੇ ਬਾਰੇ ਕਿਸੇ ਤੋਂ ਸਲਾਹ ਲਓ।

Gujarati

મહત્વનું : અમને આ ફોર્મ મોકલવા માટે સમય મર્યાદા છે. આ સમય મર્યાદા પૂરી થાય તે પહેલાં અમને તે મળી જવું જ જોઈએ. જો તમને આ ફોર્મ ભરવા માટે મદદની જરૂર હોય તો અમે તમને સલાહ મેળવવાનું સૂચન કરીએ છીએ.

Hindi

आवश्यक : इस फॉर्म को हमारे पास भिजवाने की एक समय-सीमा है। उस समय-सीमा के बीतने से पहले हमें यह फॉर्म अवश्य मिल जाना चाहिए। यदि आपको इस फॉर्म को भरने में सहायता चाहिए, तो हमारा सुझाव है कि आप किसी की सलाह लें। --

Urdu

اہم: اس فارم کو ہمیں بھیجنے کے لئے وقت کی ایک معیاد ہے۔ اس معیاد کے گزرنے سے پہلے ہمیں یہ لازمی طور پر مل جانا چاہیے۔ اگر اس فارم کو بھرنے میں آپ کو مدد کی ضرورت ہے تو ہماری رائے ہے کہ آپ مشورہ حاصل کریں۔

Bengali

জরুরী: এই ফর্ম আমাদের কাছে পাঠানোর একটা সময়সীমা আছে। এই সময়সীমা শেষ হবার আগেই এটা অবশ্যই আমাদের কাছে পৌঁছাতে হবে। এই ফর্ম পূরণ করায় যদি আপনার সাহায্যের দরকার হয় তাহলে আমাদের প্রস্তাব, কারো পরামর্শ নিন।

Chinese

通知：把這份表格寄回給我們是有時間限制的。我們必須在過期之前收到這份表格。假若你需要別人幫助你填寫這份表格我們建議你尋求指導。

English

IMPORTANT: There is a time limit for sending this form to us. We must receive it before the time expires. If you need help filling in this form, we suggest you get advice.