

Council reference: EN21/0101

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: 32-34 ROSSLYN HILL LONDON NW3 1NH as shown outlined in black on the attached plan (“the Property”).

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

Without planning permission: Installation of roof lantern and new railings, replacement condenser units and duct on the roof of the rear ground floor extension.

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

- a) The development has occurred within the last 4 years;
- b) In the absence of dynamic thermal modelling to demonstrate the need for the 3 x air conditioning units, the Council cannot be satisfied that the proposed works are necessary and that appropriate climate adaptation measures to reduce the impact of overheating could not be achieved by other preferred measures as set out in the cooling hierarchy. The proposal is therefore contrary to Policy CC2 (Adapting to climate change) of the Camden Local Plan 2017; and

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- c) The development, as a result of noise disturbance arising from the air conditioning units and associated plant, would result in unacceptable harm to the amenity of surrounding residential occupants, contrary to policies A1 (Amenity) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017 and policy DH1 (Design) of the Hampstead Neighbourhood Plan 2018 to 2033.

5. WHAT YOU ARE REQUIRED TO DO

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

1. Totally remove the 3 x air conditioning units and duct from the roof of the rear ground floor extension;
2. Reinstate the 3 x air conditioning units and duct to match their previous specifications prior to them being removed/modified prior to the unauthorized works taking place, and;
3. Make good any damage caused as a result of the above works.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **2 March 2022** unless an appeal is made against it beforehand.

DATED: 19 January 2022 Signed:



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

**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—

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- (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 be submitted at the same time as the appeal form is submitted. The fee is payable:

By credit/debit card by phone: call 020 7974 4444 or by BACS transfer to:

London Borough of Camden NatWest Account.

Sort code: 50-30-03

Account number: 24299480

You must use the Council's reference EN21/0101.

The fee is £412.00

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The TOTAL FEE payable is £412.00 (i.e. £206.00 x 2)

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.

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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 **2 March 2022**, 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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THIS ENFORCEMENT NOTICE HAS BEEN SERVED ON:

1	Owner 32 Rossllyn Hill London NW3 1NH
2	Occupier 32 Rossllyn Hill London NW3 1NH
3	Owner First Floor Flat, 32 Rossllyn Hill London NW3 1NH
4	Occupier First Floor Flat, 32 Rossllyn Hill London NW3 1NH
5	Owner Second Floor Flat, 32 Rossllyn Hill London NW3 1NH
6	Occupier Second Floor Flat, 32 Rossllyn Hill London NW3 1NH
7	Owner 32A Rossllyn Hill London NW3 1NH
8	Occupier 32A Rossllyn Hill London NW3 1NH
9	Owner Basement And Ground Floor 32 Rossllyn Hill London NW3 1NH
10	Occupier Basement And Ground Floor 32 Rossllyn Hill London NW3 1NH
11	Owner 34-34a Rossllyn Hill London NW3 1NH
12	Occupier 34-34a Rossllyn Hill London NW3 1NH
13	Owner 34 Rossllyn Hill London NW3 1NH
14	Occupier 34 Rossllyn Hill London NW3 1NH
15	Owner Ground Floor and Basement 34 Rossllyn Hill London NW3 1NH
16	Occupier Ground Floor And Basement 34 Rossllyn Hill London NW3 1NH
17	Owner Basement and Ground Floor 34 Rossllyn Hill London NW3 1NH
18	Occupier Basement and Ground Floor 34 Rossllyn Hill London NW3 1NH
19	32 ROSSLYN HILL LIMITED

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	34 Rossllyn Hill, London NW3 1NH
20	KOJO RH LIMITED First Floor, 38-39 Hampstead High Street, London, NW3 1QE
21	TYGRIS PROPERTIES LIMITED care of 34 Rossllyn Hill, London NW3 1NH
22	RADIUSNEST LIMITED 34a Rossllyn Hill, London NW3 1NH
23	C1 REALISATIONS (2020) LIMITED 2nd Floor 110 Cannon Street, London EC4N 6EU
24	NATIONWIDE BUILDING SOCIETY Nationwide House, Pipers Way, Swindon L SN38 1NW
25	NATIONWIDE BUILDING SOCIETY Commercial Division of Kings Park Road, Moulton Park Industrial Estate, Northampton NN3 6NW and of DX12500, Moulton Park 4
26	BARCLAYS BANK UK PLC P.O. Box 187, Leeds LS11 1AN
27	DANIELLA FACHLER and YARDEN YAROSHEVSKI 32 Rossllyn Hill, London NW3 1NH

If you believe that there is someone else who should be served or any of those listed above has not received a copy of the notice or any other document please let that person and the Council know of this omission as soon as possible



