

Council reference: EN20/0676

**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: 1 & 1A HURDWICK PLACE, LONDON NW1 2JE** as shown outlined in red on the attached plan (“the Property”).

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

**Without planning permission:**

1. The change of use from restaurant at basement and ground floor and 4 residential units at the first, second and third floor to use of the basement, part ground floor, first, second and third floors of the building as 10 residential units.
2. The erection of part single storey part two-storey rear extension and single storey extension at lower ground floor level.
3. Installation of balustrade to enable the use of the flat roof of the unauthorised extension at first floor level to create a terrace at second floor level.

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

- a) The breaches outlined above have taken place within the last 4 years;
- b) The accommodation is of a substandard quality by reasons of the size and layout, in some cases with limited access to natural light and poor outlook to the detriment

**Council reference: EN20/0676**

of the amenity of current and potential residential occupiers contrary to policy H6 (Housing Choice and Mix);

- c) The unauthorised single storey rear extension at lower ground floor level occupying the majority of the rear lightwell, results in substandard residential accommodation at basement level, in terms lack of outlook and natural daylight contrary to policy H6 (Housing Choice and Mix) of the Camden Local Plan 2017;
- d) The use of the roof of the unauthorised first floor extension as a terrace enabled by the installation of a balustrade, by reason of its design, siting, size and proximity to habitable windows, detracts from the character and appearance of the host property and wider conservation area and harms the amenity of neighbouring occupiers through overlooking and loss of privacy contrary to policies D1 (Design) and A1 (Managing the impact of development) of the Camden Local Plan 2017; and
- e) In absence of a s106 legal agreement to secure the development as car free, the development contributes unacceptably to parking stress and congestion in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking), A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of the Camden Local Plan (2017).

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

Within a period of **NINE (9) months** of the Notice taking effect:

1. Cease the use of the basement, part ground, first, second and third floors as 10 residential units;
2. Return the use of the basement to Class E use and use of the first, second and third floors as four residential flats as shown on the plans attached at Appendix A;
3. Remove the balustrade to the roof of the first floor extension, remove all associated debris from site and make good on any damage caused.

Council reference: EN20/0676

## 6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **14 April 2023** unless an appeal is made against it beforehand.



DATED: 16 February 2023      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—

- (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

**Council reference: EN20/0676**

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 EN20/0676.**

The fee is £2,772.00

**The TOTAL FEE payable is £2,772.00 (i.e. £462.00 x 6)**

**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.

## 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 **14 April 2023**, 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>

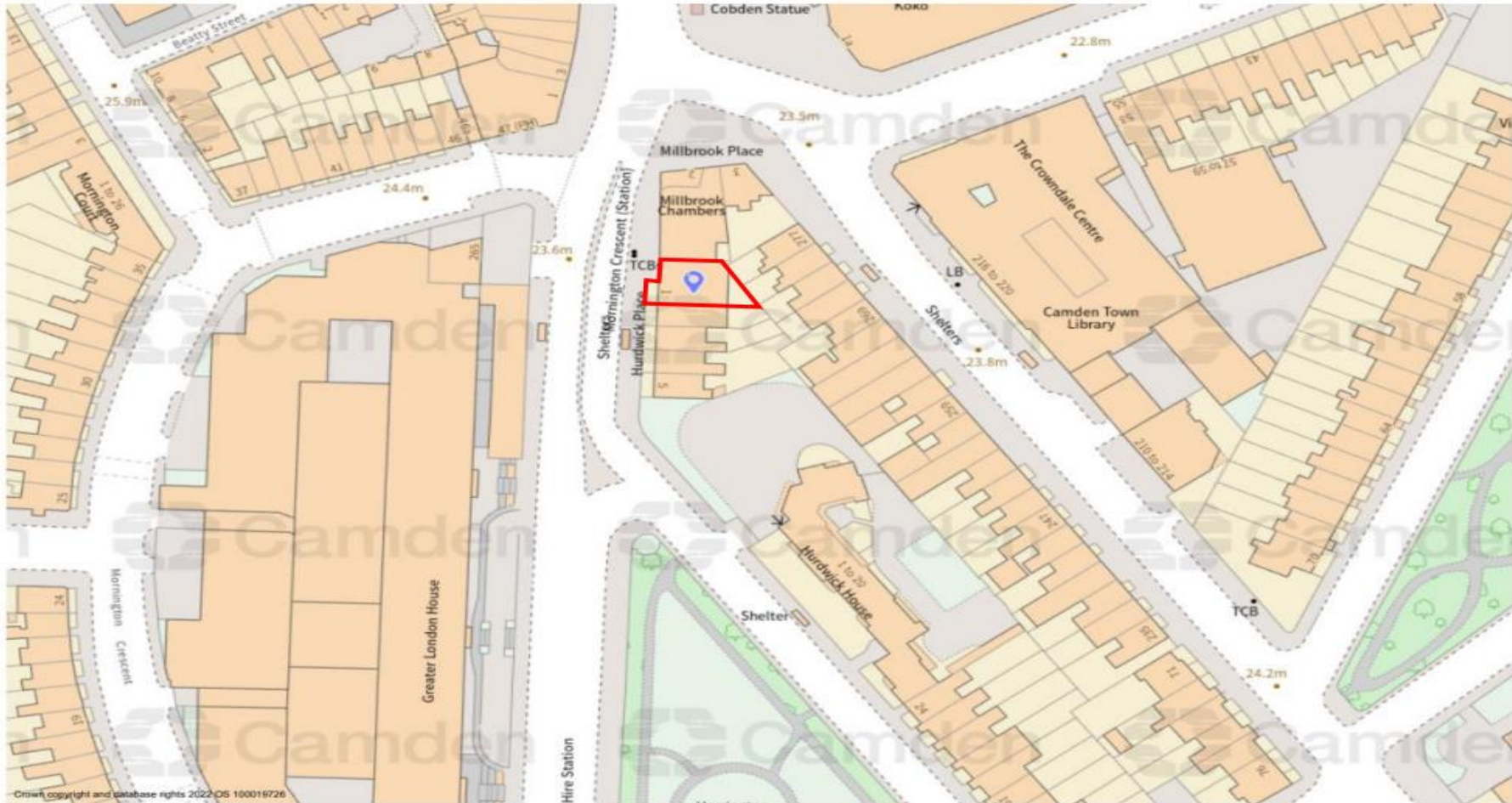
**THIS ENFORCEMENT NOTICE HAS BEEN SERVED ON:**

|           |  |
|-----------|--|
| <b>1</b>  | Owner<br>1 Hurdwick Place, London NW1 2JE                                    |
| <b>2</b>  | Occupier<br>1 Hurdwick Place, London NW1 2JE                                 |
| <b>3</b>  | Owner<br>1A Hurdwick Place, London NW1 2JE                                   |
| <b>4</b>  | Occupier<br>1A Hurdwick Place, London NW1 2JE                                |
| <b>5</b>  | Owner<br>Basement & Ground Floor, 1 Hurdwick Place,<br>London NW1 2JE        |
| <b>6</b>  | Occupier<br>Basement & Ground Floor, 1 Hurdwick<br>Place, London NW1 2JE     |
| <b>7</b>  | Owner<br>Ground & Upper Ground Floor, 1 Hurdwick<br>Place, London NW1 2JE    |
| <b>8</b>  | Occupier<br>Ground & Upper Ground Floor, 1 Hurdwick<br>Place, London NW1 2JE |
| <b>9</b>  | Owner<br>Flat 1, 1 Hurdwick Place, London NW1 2JE                            |
| <b>10</b> | Occupier<br>Flat 1, 1 Hurdwick Place, London NW1 2JE                         |
| <b>11</b> | Owner<br>Flat 2, 1 Hurdwick Place, London NW1 2JE                            |
| <b>12</b> | Occupier<br>Flat 2, 1 Hurdwick Place, London NW1 2JE                         |
| <b>13</b> | Owner<br>Flat 3, 1 Hurdwick Place, London NW1 2JE                            |
| <b>14</b> | Occupier<br>Flat 3, 1 Hurdwick Place, London NW1 2JE                         |
| <b>15</b> | Owner<br>Flat 4, 1 Hurdwick Place, London NW1 2JE                            |
| <b>16</b> | Occupier<br>Flat 4, 1 Hurdwick Place, London NW1 2JE                         |
| <b>17</b> | Owner<br>Flat 5, 1 Hurdwick Place, London NW1 2JE                            |
| <b>18</b> | Occupier<br>Flat 5, 1 Hurdwick Place, London NW1 2JE                         |
| <b>19</b> | Owner<br>Flat 6, 1 Hurdwick Place, London NW1 2JE                            |
| <b>20</b> | Occupier<br>Flat 6, 1 Hurdwick Place, London NW1 2JE                         |
| <b>21</b> | Owner<br>Flat 7, 1 Hurdwick Place, London NW1 2JE                            |

Council reference: EN20/0676

|    |   |
|----|---|
| 22 | Occupier<br>Flat 7, 1 Hurdwick Place, London NW1 2JE  |
| 23 | Owner<br>Flat 8, 1 Hurdwick Place, London NW1 2JE   |
| 24 | Occupier<br>Flat 8, 1 Hurdwick Place, London NW1 2JE  |
| 25 | Owner<br>Flat 9, 1 Hurdwick Place, London NW1 2JE   |
| 26 | Occupier<br>Flat 9, 1 Hurdwick Place, London NW1 2JE  |
| 27 | Owner<br>Flat 10, 1 Hurdwick Place, London NW1 2JE  |
| 28 | Occupier<br>Flat 10, 1 Hurdwick Place, London NW1 2JE   |
| 29 | BRISTOL PROPERTIES LIMITED<br>(incorporated in Isle of Man)<br>First Floor, 18-20 North Quay, Douglas, Isle<br>of Man IM1 4LE |
| 30 | 1989 GROUP LIMITED<br>5 Crowndale Road London NW1 1TU   |
| 31 | STANDARD BANK ISLE OF MAN LIMITED<br>Standard Bank House, 1 Circular Road,<br>Douglas, Isle of Man IM1 1AF                    |

**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.**

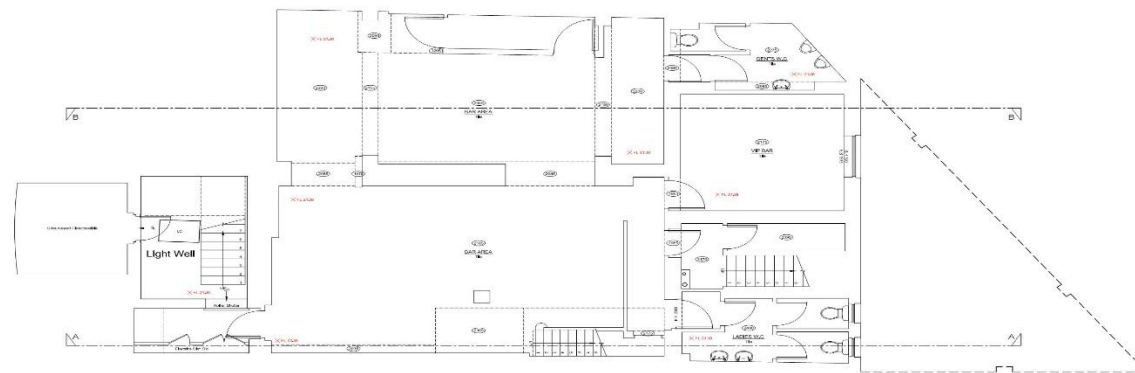






**Council reference: EN20/0676**

**APPENDIX A**

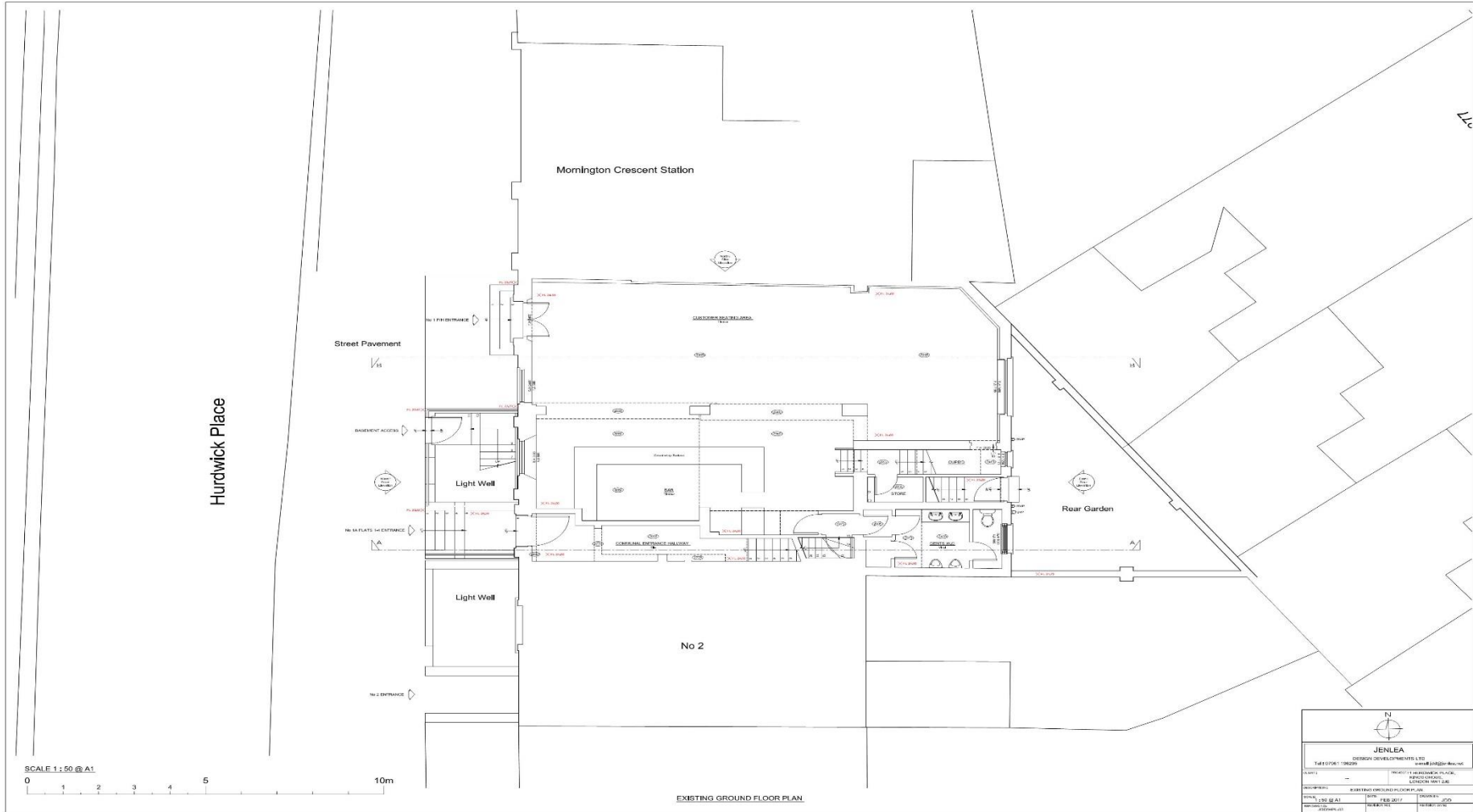


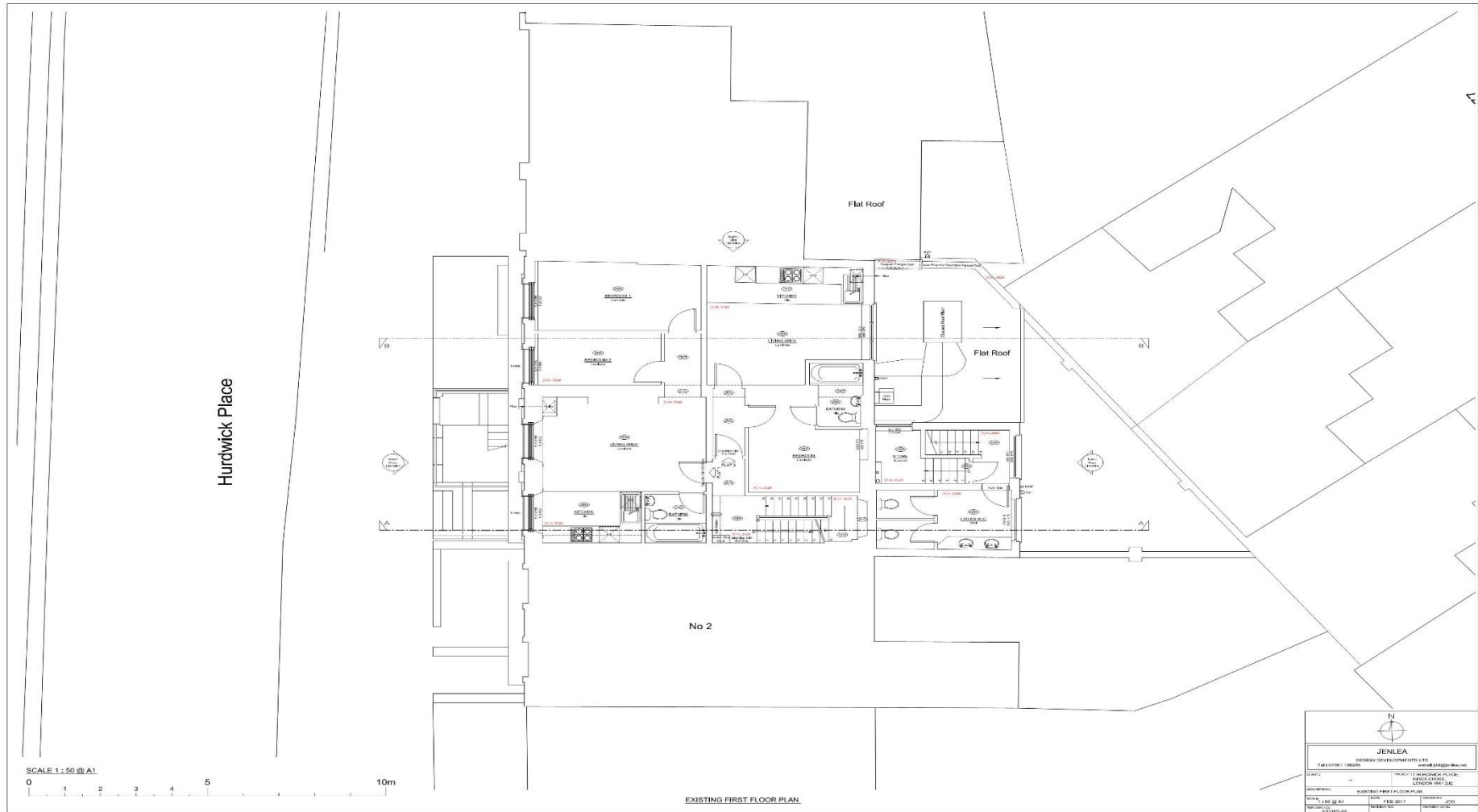
SCALE 1:50 @ A1

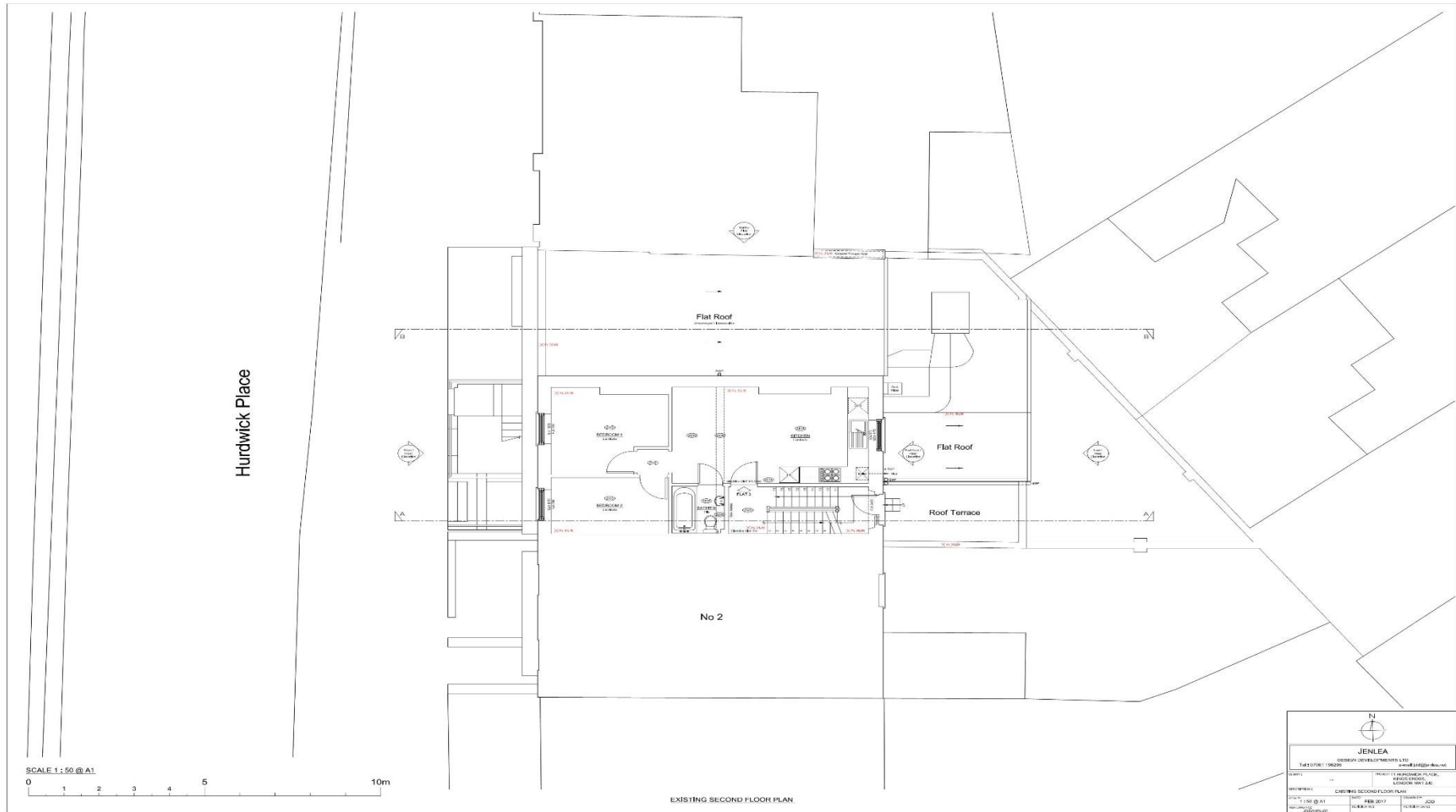


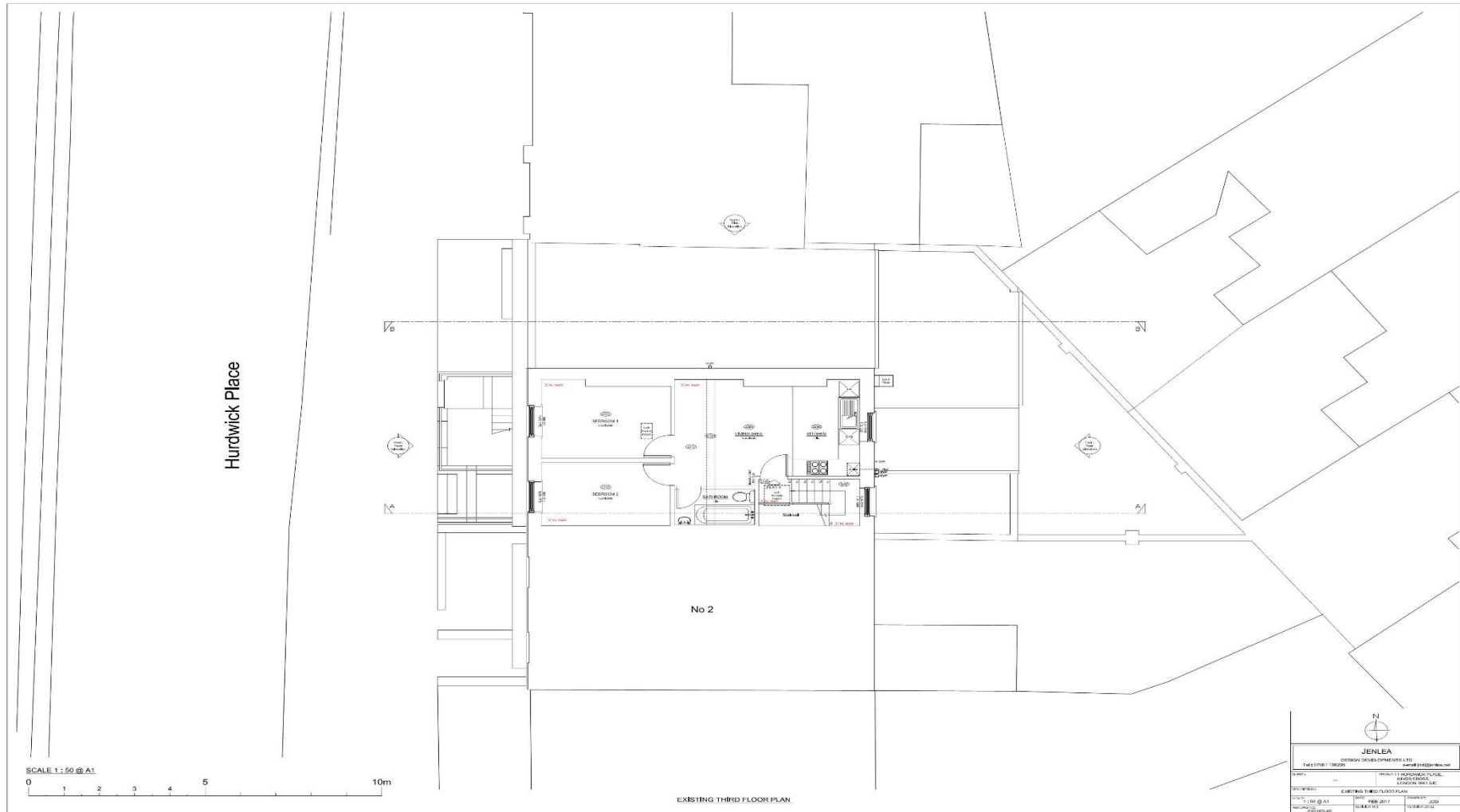
EXISTING BASEMENT FLOOR PLAN

|  |                          |
|--|--------------------------|
| <br>N |                          |
| JENLEA<br>DESIGN DEVELOPMENTS LTD.   |                          |
| THE VICTORY BUILDING<br>100 VICTORY ROAD<br>LONDON W14 9JF                                 |                          |
| CLIENT:  | JENLEA DEVELOPMENTS LTD. |
| PROJECT NO.:   | 100 VICTORY ROAD         |
| DRAWN BY:  | JENLEA DEVELOPMENTS LTD. |
| CHECKED BY:  | JENLEA DEVELOPMENTS LTD. |
| DATE:  | FEB 2017                 |
| PROJECT NO.:   | 100 VICTORY ROAD         |















**Council reference: EN20/0676**