

MEMORANDUM

To: Executive Director Planning and Conservation

From: Director of Legal Services

Our Ref: Philip Waterson

Your Ref: Pat Abdelrahman
Martyn Coy

Room No: 313

~~Loydon McBarnette~~

Ext: 2146

Date: 12 February 1996

Section 171C Town & Country Planning Act 1990
Planning Contravention Notice - 27 Draycott Place, London SW3

I write to advise you that the above Notice has been issued and served. I set out below details of the Notice for your records:-

- (a) Address of property: 27 Draycott Place, London SW3
- (b) Issuing Authority: RBK&C
- (c) Date of issue: 12 February 1996
- (d) Service of copies

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC S	E	Ad App
13 FEB 1996				
Exec Dir		Records	AMB	Con Des
Appeals Office	10	Fee: Offic	Forward	Head UC
<u>Name</u>		<u>Date of service</u>		

<u>Name</u>	<u>Address</u>
Savills International Property Consultants	139 Sloane Street London SW1 9AY

12 February 1996

A copy of the notice is attached hereto.

Philip Waterson
for Director of Legal Services

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the PLANNING AND COMPENSATION ACT 1991)**

PLANNING CONTRAVENTION NOTICE

Re: 27 Draycott Place, London SW3.

1. It appears to the Council of the Royal Borough of Kensington and Chelsea ("the Council"), being the local planning authority for the purposes of section 171C of the Town and Country Planning Act 1990 ("the Act"), that there may have been a breach of planning control in respect of the land described in Schedule 1 below ("the land").

2. The breach of planning control which may have occurred is specified in Schedule 2 below.

3. This notice is served on you as a person who:-

- (1) is the owner or occupier of the land or has any other interest in it; or
- (2) is carrying out operations in, on, over or under the land or is using it for any purpose.

4. In exercise of their powers under Section 171C(2) and (3) of the Act the Council require you, so far as you are able, to give them the following information in writing *within twenty-one days* beginning with the day on which this notice is served on you:

- (1) The previous use of the property during the last ten years.
- (2) Copies of tenancy agreements covering the last ten years.

5. If you wish to make:-

- (1) an offer to apply for planning permission, or to refrain from carrying out any operations or activities, or to undertake remedial works; or
- (2) any representations about this notice,

please telephone Mr Martyn Coy on 0171-361-2186 to arrange an appointment at which you will be able to make any such offer or representations in person. If replying on behalf of a company please state your name in BLOCK CAPITALS and designation.

Dated 12 February 1996.

Signed *A G Phillips*
Director of Legal Services
(The Officer appointed for the purpose)

SCHEDULE 1
Land to which this Notice relates

27 Draycott Place, London SW3.

SCHEDULE 2
Suspected breach of planning control

The unauthorised change of use from permanent residential accommodation to short term lets.

WARNING

1. It is an offence to fail, without reasonable excuse, to comply with any requirement of this notice within twenty-one days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine of £1000. Continuing failure to comply following a conviction will constitute a further offence.
2. It is also an offence knowingly or recklessly to give information, in response to this notice, which is false or misleading in a material particular. The maximum penalty on conviction of this offence is a fine of £5000.

ADDITIONAL INFORMATION

3. If you fail to respond to this notice, the Council may take further action in respect of the suspected breach of planning control. In particular, they may issue an enforcement notice, under section 172 of the 1990 Act, requiring the breach, or any injury to amenity caused by it, to be remedied.
4. If the Council serve a stop notice, under section 183 of the 1990 Act, section 186(5)(b) of the Act provides that should you otherwise become entitled (under section 186) to compensation for loss or damage attributable to that notice, no such compensation will be payable in respect of any loss or damage which could have been avoided had you given the Council the information required by this notice, or had you otherwise co-operated with the Council when responding to it.

