

MEMORANDUM

To: Executive Director,
Planning and Conservation
Local Land Charges

From: Director of Legal Services

Our Ref: PW
Room No: 313

Your Ref: Pat Abdelrahman
Allen Hughes
Lloydon McBarnette
John Stevens

Ext: 2146

Date: 10 June 1996

Section 172 Town and Country Planning Act 1990 (as amended)
Enforcement Notice - 25 Lexham Gardens, London W8

With reference to the above, I write to advise you that the Enforcement Notice has been issued and copies served on all interested parties.

I set down below details of the Enforcement Notice for insertion in the Enforcement Register:-

- (a) Address of Property 25 Lexham Gardens, London W8
- (b) Issuing Authority Royal Borough K&C
- (c) Date of Issue 10th June 1996
- (d) Service of Copies:

<u>Name</u>	<u>Address</u>	<u>Date of Service</u>
Dr Sperl	34 Mary Place London W11 4PN	10 June 1996
Dr Sperl	25 Lexham Gardens London W8	10 June 1996
Mr Werner Schlerer	25 Lexham Gardens London W8	10 June 1996
Kondrata Ltd.	23 Tadmore Street London W11	10 June 1996
Mr M Khan	Flat 1 25 Lexham Gardens, W8	10 June 1996
Mr M Sexton	Flat 3 25 Lexham Gardens, W8	10 June 1996
Miss J Collins	Flat 4 25 Lexham Gardens, W8	10 June 1996
Mr M Sadegh	Flat 5 25 Lexham Gardens, W8	10 June 1996

Mr S Watanatada	Flat 7 25 Lexham Gardens, W8	10 June 1996
Dr P S Sidky	Flat 8 25 Lexham Gardens, W8	10 June 1996
Mr M Reid	Flat 9 25 Lexham Gardens, W8	10 June 1996
The Owner	25 Lexham Gardens, W8	10 June 1996
The Occupier	25 Lexham Gardens, W8	10 June 1996

(e) Summary of alleged breach and requirements: Without planning permission, the erection of a structure on the flat-topped mansard roof, the installation of a single dormer with sliding doors and the erection of a mailbox in the front entrance portico. Remove the structure erected on the flat-topped mansard roof. Remove the single dormer with sliding doors on the front elevation at roof level. Remove the mailbox erected in the front entrance portico.

(f) Date on which Notice takes effect: 5th August 1996.

(g) Time for Compliance: 3 calendar months from Notice taking effect.

I attach hereto a copy of the Enforcement Notice for your file.



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)

ENFORCEMENT NOTICE
(Operational Development)

ISSUED BY: The Royal Borough of Kensington and Chelsea ("the Council")

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 171A(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.

2. **THE LAND AFFECTED**

Land at 25 Lexham Gardens, London W8, shown edged red on the attached plan.

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

Without planning permission, the erection of a structure on the flat-topped mansard roof, the installation of a single dormer with sliding doors and the erection of a mailbox in the front entrance portico.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last four years. The erection of a structure on the flat-topped mansard roof, the installation of a single dormer with sliding doors at roof level and the erection of a mailbox in the front entrance portico have a detrimental effect on the appearance of the property itself and the character and appearance of the surrounding Lexham Gardens Conservation Area. In addition, these developments set an unwelcome precedent for similar proposals in the area and run contrary to Council policies as expressed in the adopted Unitary Development Plan, in particular Strategic Policies STRAT 1, STRAT 4, STRAT 5, STRAT 6 and STRAT 7 and policies CD25, CD38, CD53 and CD56.

5. WHAT YOU ARE REQUIRED TO DO.

- (i) Remove the structure erected on the flat-topped mansard roof.
- (ii) Remove the single dormer with sliding doors on the front elevation at roof level.
- (iii) Remove the mailbox erected in the front entrance portico.

Time for compliance: Three calendar months after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 5th August 1996 unless an appeal is made against it beforehand.

Dated: 10th June 1996

Signed:


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Director of Legal Services
(The Officer appointed for the purpose).

On behalf of the Royal Borough of Kensington and Chelsea of The Town Hall, Hornton Street, London, W8 7NX

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 Secretary of State before 5th August 1996. The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The second is to be returned to the Council at the same time. The third is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this enforcement notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on 5th August 1996 and you must ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in this notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

LEXHAM GARDENS

LEXHAM GARDENS

