

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
Patrick Slattery
~~Gloydon McBarnette~~
John Stevens

Ext: 2146

Date: 7 August 1996

Section 172 Town and Country Planning Act 1990 (as amended)
Enforcement Notice - 307 Portobello Road, London W10

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 | 307 Portobello Road, London W10 |
| (b) Issuing Authority | Royal Borough K&C |
| (c) Date of Issue | 7 August 1996 |
| (d) Service of Copies: | |

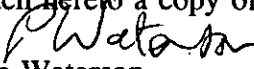
<u>Name</u>	<u>Address</u>	<u>Date of Service</u>
Mr W Platts-Mills	307 Portobello Rd, W10	8 August 1996
Ms S Wallace	307 Portobello Rd, W10	8 August 1996
The Owner	307 Portobello Rd, W10	8 August 1996
The Occupier	307 Portobello Rd, W10	8 August 1996
Mr G H Green	128 Francklyn Gardens Edgware, Middx.	8 August 1996
Ms C D Shapiro	101-121 High Rd, N20	8 August 1996

(e) Summary of alleged breach and requirements: Without planning permission, the erection of two rear ground floor corrugated roof extensions, one at the rear of the property, the second in the rear light well. Remove the two rear ground floor corrugated roof extensions, one at the rear of the property, the second in the rear light well.

(f) Date on which Notice takes effect: 2nd October 1996

(g) Time for Compliance: Two 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 307 Portobello Road, London W10, shown edged red on the attached plan.

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

Without planning permission, the erection of two rear ground floor corrugated roof extensions, one at the rear of the property, the second in the rear light well.

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 corrugated roof timber structures are considered to be unsympathetic to the rear elevation of this Victorian building and terrace and represent obtrusive and incongruous features which would set an unwelcome precedent. The development therefore runs contrary to Council policies as expressed in the adopted Unitary Development Plan, in particular policies CD26, CD41 and CD56. In addition, the structures result in a significant loss of rear garden space and sense of garden openness, contrary to policies contained in the Unitary Development Plan, in particular policies CD26, CD42, CD56, H4 and S13.

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


Remove the two rear ground floor corrugated roof extensions, one at the rear of the property, the second in the rear light well.

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

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 2nd October 1996 unless an appeal is made against it beforehand.

Dated: 7th August 1996

Signed: 
.....
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

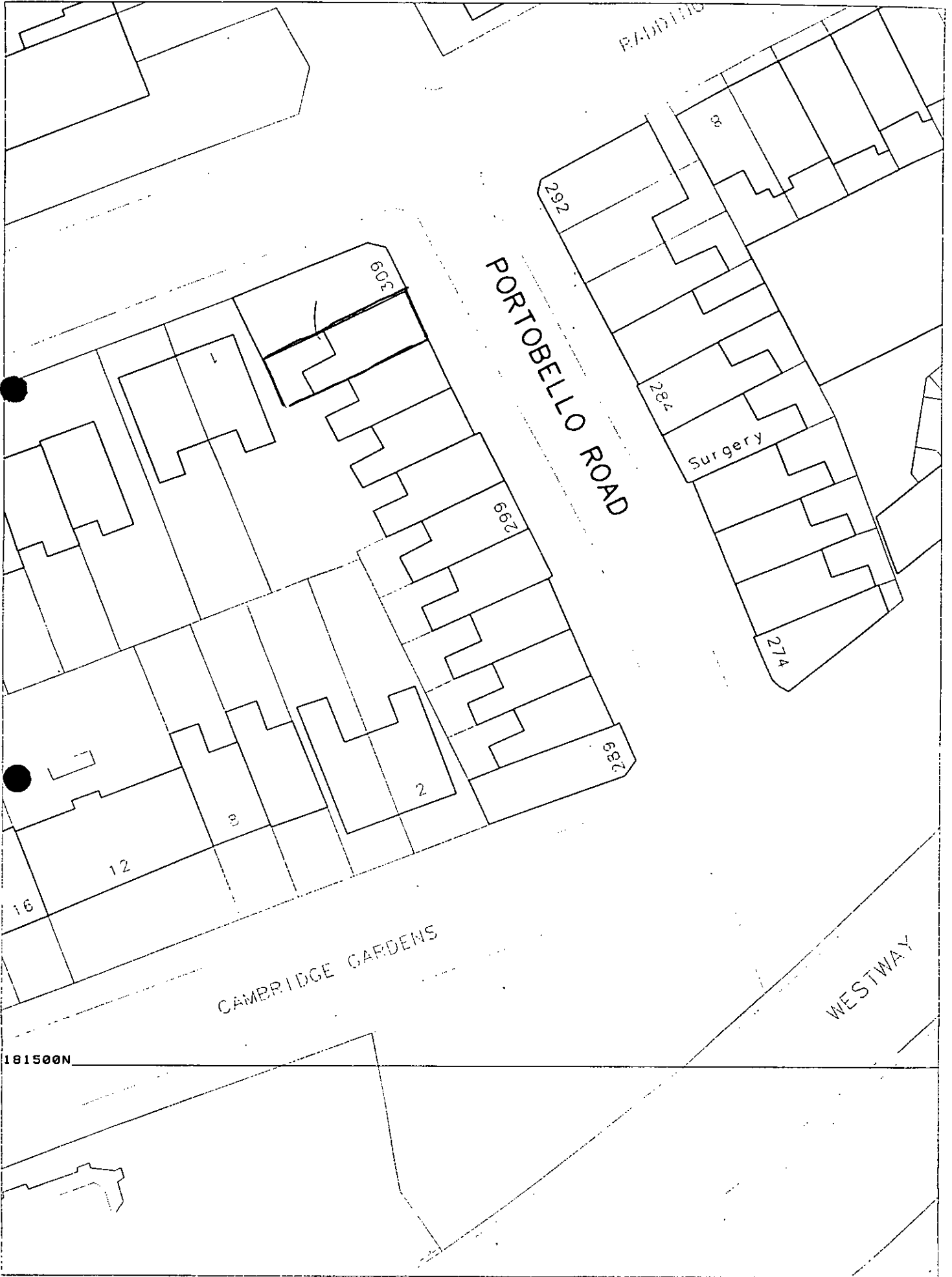
ANNEX

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 2nd October 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 2nd October 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.



RABBITH

PORTOBELLO ROAD

CAMBRIDGE GARDENS

WESTWAY

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Surgery

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MEMORANDUM

To: ~~Executive Director~~
Planning and Conservation
 Local Land Charges

From: Director of Legal Services

Our Ref: PW
 Room No: 313

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC S	E	Ao Ack
- 9 AUG 1996				65
Exec Dir		Records	ARB	Con Des
		Fees	Forward	Head

Your Ref: Pat Abdelrahman
 Patrick Slattery
~~Lloydon McBarnette~~
 John Stevens

Ext: 2146

Date: 8 August 1996

Section 172 Town and Country Planning Act 1990 (as amended)
Enforcement Notice (change of use) - 307 Portobello Road, London W10

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 | 307 Portobello Road, London W10 |
| (b) Issuing Authority | Royal Borough K&C |
| (c) Date of Issue | 7 August 1996 |
| (d) Service of Copies: | |

<u>Name</u>	<u>Address</u>	<u>Date of Service</u>
Mr W Platts-Mills	307 Portobello Rd, W10	8 August 1996
Ms S Wallace	307 Portobello Rd, W10	8 August 1996
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The Occupier	307 Portobello Rd, W10	8 August 1996
Mr G H Green	128 Francklyn Gardens Edgware, Middx.	8 August 1996
Ms C D Shapiro	101-121 High Rd, N20	8 August 1996

(e) Summary of alleged breach and requirements: Without planning permission, the material change of use from shop use (Class A1 of the Town and Country Planning (Use Classes) Order 1985, to food and drink (Class A3 of the said Order). Cease the use of the rear of the property as food and drink use.

(f) Date on which Notice takes effect: 2nd October 1996

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

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

Philip Waterson

Philip Waterson
 For Director of Legal Services

[Handwritten mark]

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
(Material Change of Use)

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 307 Portobello Road, London W10, shown edged red on the attached plan.

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

Without planning permission, the material change of use from shop use (Class A1 of the Town and Country Planning (Use Classes) Order 1985, to food and drink (Class A3 of the said Order).

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last ten years. The material change of use of the rear of the property from shop use to food and drink use encroaches on the residential character and amenity space to the rear of this terrace, contrary to Council policies, as set out in the adopted Unitary Development Plan, in particular policies H4 and S13.

5. WHAT YOU ARE REQUIRED TO DO.

Cease the use of the rear of the property as food and drink use.

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

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 2nd October 1996 unless an appeal is made against it beforehand.

Dated: 7th August 1996

Signed:

AG Phillips
.....
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

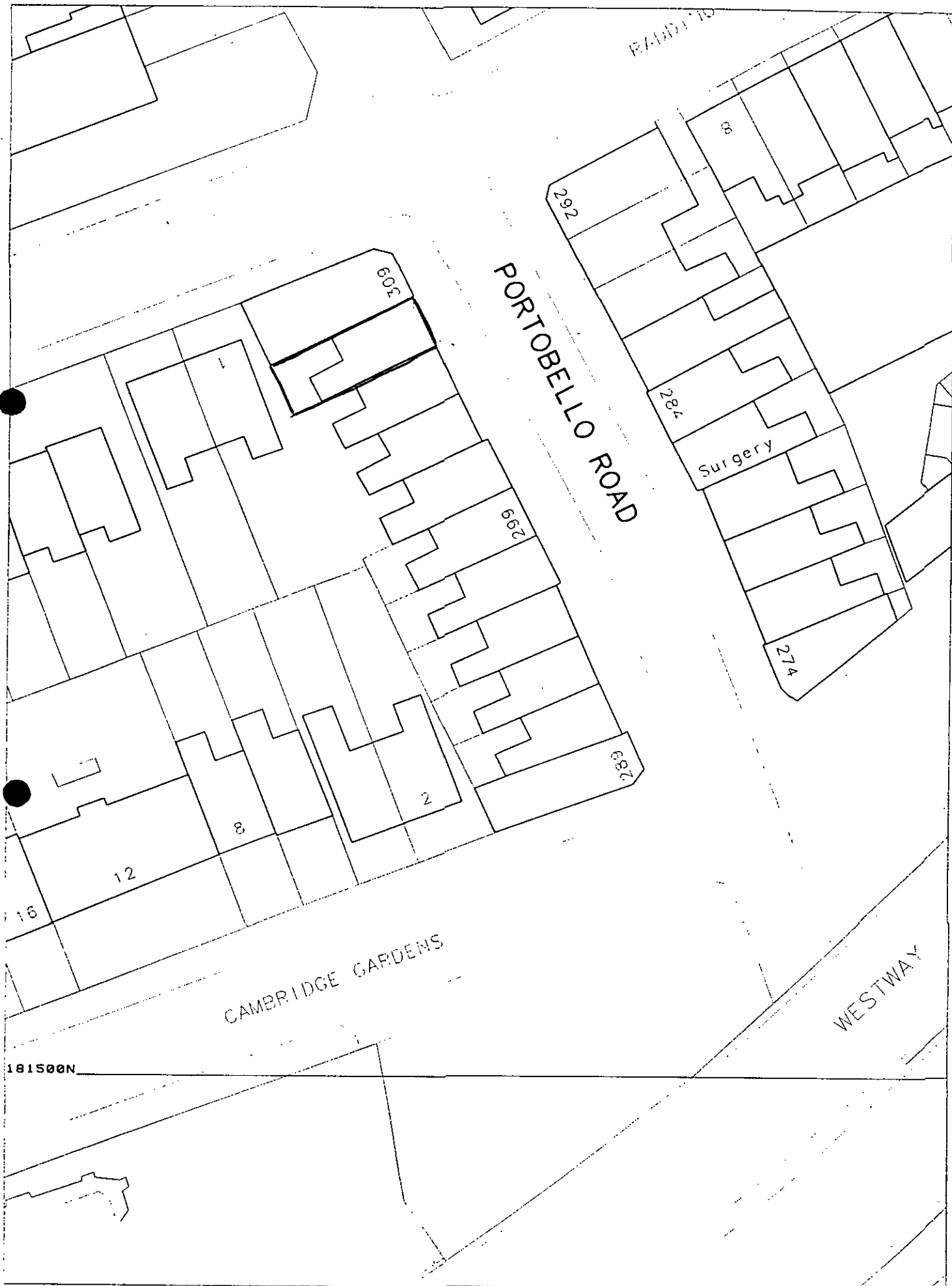
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