

MEMORANDUM

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

From: Director of Legal Services

Our Ref: P Waterson  
Room No: 313


Your Ref: Pat Abdelrahman  
Eddie Adamczyk  
~~Lloydon McBarnette~~  
Debbie Fitches

Ext: 2146

Date: 13 March 1996

Section 187A Town and Country Planning Act 1990 (as amended)  
Breach of Condition Notice - 15 Ruston Mews, London W11

Please note that a new Breach of Condition Notice has been served, dated 22nd February 1996. This notice supersedes the identical notice dated 16th June 1995, which the owner claimed had not been received. Sorry I did not mention this in my previous memos.

  
Philip Waterson  
for Director of Legal Services

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75		14 MAR 1996		
Exec Dir		Records		Con Des
Appeals Office	10	Fees Office	and an	Head DC

**MEMORANDUM**

To: **Executive Director**  
**Planning and Conservation**  
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From: Director of Legal Services

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**Section 187A Town and Country Planning Act 1990 (as amended)**  
**Breach of Condition Notice - 15 Ruston Mews, London W11**

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

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

- |                         |                            |
|-------------------------|----------------------------|
| (a) Address of Property | 15 Ruston Mews, London W11 |
| (b) Issuing Authority   | The Royal Borough K&C      |
| (c) Date of Issue       | 22 February 1996           |
| (d) Service of Copies   |                            |

<u>Name</u>	<u>Address</u>	<u>Date of Service</u>
Mr Christopher P Cotton	15 Ruston Mews London W11	22 February 1996

(by hand and recorded delivery post)

e) Summary of alleged breach and requirements:- The relevant planning permission to which this notice relates is the permission granted by the Council on 25th September 1969 for the erection of 20 three-storey terraced dwelling houses with built-in garages, on the north side of Ruston Mews, London W11, under reference number TP 6, 00/2. The following condition has not been complied with:- Condition 1: The garage accommodation shall be retained as shown on the drawings approved and shall not be used for the storage of vehicles other than private motor vehicles and no trade or business shall be carried on therefrom. Cease to use the garage as an office.

- |   |
|---|
| (f) Date on which Notice takes effect: immediately                        |
| (g) Time for Compliance: three calendar months from Notice taking effect. |

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

Philip Waterson  
 for Director of Legal Services

**IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990**  
**(as amended by the Planning and Compensation Act 1991)**

**BREACH OF CONDITION NOTICE**

Issued by: The Royal Borough of Kensington and Chelsea ("The Council")

1. **This is a formal notice** which is issued by the Council, under Section 187A of the above Act, because they consider that a condition imposed on a grant of planning permission, relating to the land described below, has not been complied with. They consider that you should be required to secure compliance with the condition specified in this notice.

2. **The land affected by the notice**

The land and buildings at 15 Ruston Mews, London W11, shown edged in red on the attached plan.

3. **The relevant planning permission**

The relevant planning permission to which this notice relates is the permission granted by the Council on 25th September 1969 for the erection of 20 three-storey terraced dwelling houses with built-in garages, on the north side of Ruston Mews, London W11, under reference number TP 6, 00/2

4. **The breach of condition**

The following condition has not been complied with:-

Condition 1: The garage accommodation shall be retained as shown on the drawings approved and shall not be used for the storage of vehicles other than private motor vehicles and no trade or business shall be carried on therefrom.

5. **What you are required to do**

As the person responsible for the breach of the condition specified in paragraph 4 of this notice, you are required to secure compliance/comply with the stated condition by

Ceasing to use the garage as an office.

Time for compliance: Three calendar months beginning with the day on which this notice is served on you.

6.

**When this notice takes effect**

This notice takes effect **immediately** it is served on you or you receive it by postal delivery.

Dated: 22nd February 1996

Signed: .....



Director of Legal Services  
(The Officer appointed for the purpose)  
On behalf of the Royal Borough of Kensington and  
Chelsea, Town Hall, Hornton Street, London, W8 7NX.

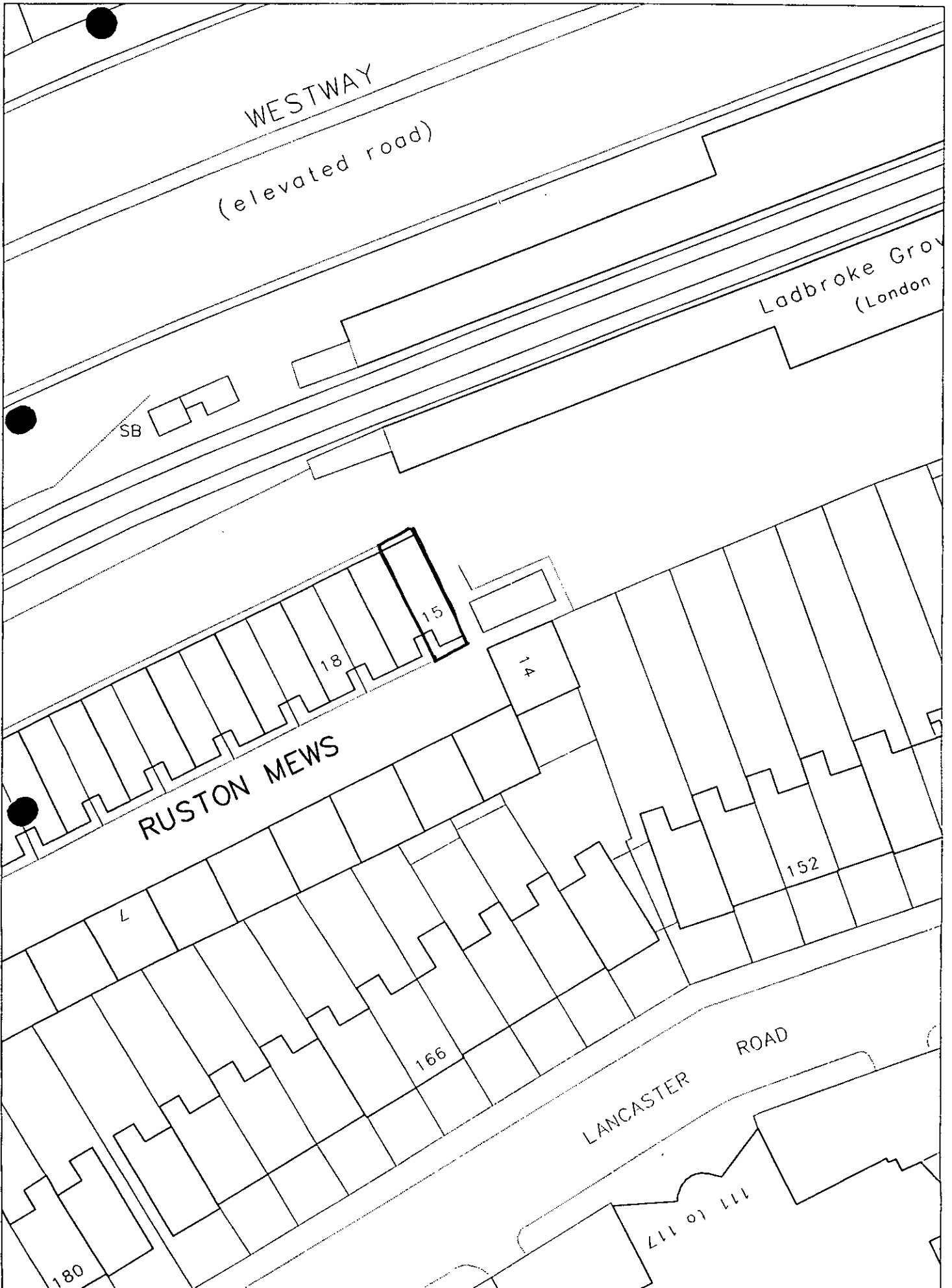
**Warning:**

**There is no right of appeal against this notice.**

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of **immediate prosecution** in the Magistrates' Court, for which the maximum penalty is £1000. If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with Mr Eddie Adamczyk in the Council's Planning Department on 0171 361 2982.

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review. A lawyer will advise you on what this procedure involves.

**DO NOT LEAVE YOUR RESPONSE TO THE LAST MINUTE**



WESTWAY  
(elevated road)

Ladbroke Grove  
(London)

SB

RUSTON MEWS

LANCASTER ROAD

15

18

14

152

166

180