



Enforcement Case Reference Number: E/20/0455

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

Town & Country Planning Act 1990 (as amended)

ENFORCEMENT NOTICE

THIS IS A FORMAL NOTICE issued by the Council, the London Borough of Brent. It appears to the Council that there has been a breach of planning control under section 171A (1) (a) of the above Act, at the land or premises described below. It is considered expedient to issue a notice having regard to the provisions of the development plan and to other material planning considerations.

SCHEDULE 1

THE LAND OR PREMISES AFFECTED

40 Barn Way, Wembley, HA9 9NW

("the premises" - shown outlined bold in BLACK on the attached plan)

SCHEDULE 2

THE ALLEGED BREACH OF PLANNING CONTROL

Without planning permission, the render to the front and side elevation, new front steps, front boundary treatment and associated hard and soft landscaping to the premises.

("the unauthorised development")

SCHEDULE 3

REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the unauthorised development took place within the last 4 years.

The unauthorised development is harmful to the appearance and character of the streetscene and the wider Barn Hill Conservation Area. The unauthorised development results in an excessive amount of off-street parking with vehicles accessing the forecourt via the pavement due to the lack of a suitably sized crossover and front boundary treatment to the detriment of pedestrian safety.

The unauthorised development is contrary to policies DMP1, BHC1, BT2 and BT4 of the Brent's Local Plan, 2022, policy T6 of the London Plan 2021, the objectives of National Planning Policy Framework, 2023, and the guidance as set out within the Barn Hill Conservation Area Design Guide and Brent's Domestic Vehicle Footway Crossover Policy.

The unauthorised external alterations to the front of the premises, by reason its poor design, unacceptable materials, lack of reinstatement of original in keeping features, and lack of sufficient information on heritage impacts and materiality, fail to preserve or enhance the special character of the Barn Hill Conservation Area. It is therefore, contrary to the objectives of National Planning Policy Framework, 2023, policies DMP1 and BHC1 of the Brent's Local Plan, 2022, Direction under Article 4(1) Barn Hill Conservation Area, the guidance as set out within Barn Hill Conservation Area design guide.

SCHEDULE 4

**WHAT YOU ARE REQUIRED TO DO
TO REMEDY THE BREACH OF PLANNING CONTROL - S173 (4)(A)**

- STEP 1 Alter the render to the front and side elevation, new front steps, front boundary treatment and associated hard and soft landscaping to the premises so that it accords to the plans (ST_21_40BARNWAY-1stApp_01-07) attached to this notice.
- STEP 2 Remove all items, debris and all materials, arising from compliance with STEP 1, from the premises.

SCHEDULE 5

TIME FOR COMPLIANCE

6 months after this notice takes effect.

SCHEDULE 6

WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **4 November, 2023** unless an appeal is received prior to the effective date.

Authorised Signature

Date : 25 September, 2023



Gerry Ansell
Head of Planning and Development Services

COMMUNITIES AND REGENERATION
Brent Civic Centre, Engineers Way, Wembley, Middlesex HA9 0FJ