

**THE LONDON BOROUGH OF CAMDEN
(PART OF AGAR GROVE ESTATE)
COMPULSORY PURCHASE ORDER 2019**

The Town and Country Planning Act 1990 and the Acquisition of Land Act 1981

The LONDON BOROUGH OF CAMDEN (in this order called "the Acquiring Authority") makes the following order:-

1. Subject to the provisions of this Order, the Acquiring Authority is under section 226(1)(a) of the Town and Country Planning Act 1990 hereby authorised to purchase compulsorily the land described in paragraph 2 for the purposes of facilitating the comprehensive development, redevelopment and improvement of the Agar Grove Estate by providing new residential units, a community facility, business space, flexible retail/ restaurant/ cafe units, flexible retail/ business or non-residential institution units and public realm improvements thereby achieving the promotion and/or improvement of the economic, social or environmental well-being of the area.
2. *stippled pink* The land authorised to be purchased compulsorily under this order is the land described in the Schedule and delineated and shown ~~hatched in blue~~ on a map prepared in duplicate, sealed with the Common Seal of the Acquiring Authority and marked "Map referred to in The London Borough of Camden (Part of Agar Grove Estate) Compulsory Purchase Order 2019".

The Secretary of State for Housing, Communities and Local Government confirms the above order subject to the modifications shown on it in red ink.

Signed by authority of the Secretary of State for Housing, Communities and Local Government

Laura Mansell

Laura Mansell
Planning Casework Manager
Planning Casework Unit

11 July 2019

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SCHEDULE

Table 1

Number on Map	Extent, description and situation of the land	Qualifying persons under section 12 (2) (a) of the Acquisition of Land Act 1981 – name and address			
		Owners or reputed owners of freehold interests	Lessees or reputed lessees of leasehold interests	Tenants or reputed tenants (other than lessees)	Occupiers
1	All interests in 72.74 square metres or thereabouts of the first floor residential flat numbered Flat 2 Abbotsbury, Wrotham Road, London NW1 9SP, together with all associated interests and rights in and over walkways, stairs, lifts and common areas of the Agar Grove Estate, except interests owned by the acquiring authority	London Borough of Camden Town Hall, Judd Street, London WC1H 9LP	London Residential Developments Limited (Co. Regn. No. 11249007) 4 Denchworth House, Robsart Street, London SW9 0BN	Mr S Sila Flat 2 Abbotsbury, Wrotham Road, London NW1 9SP Mr B Hill Flat 2 Abbotsbury, Wrotham Road, London NW1 9SP Mr C Khan Flat 2 Abbotsbury, Wrotham Road, London NW1 9SP	Mr S Sila Flat 2 Abbotsbury, Wrotham Road, London NW1 9SP Mr B Hill Flat 2 Abbotsbury, Wrotham Road, London NW1 9SP Mr C Khan Flat 2 Abbotsbury, Wrotham Road, London NW1 9SP
2	All interests in 72.65 square metres or thereabouts of the ground floor residential flat numbered Flat 3 Ashmore, Agar Grove, London NW1 9SX, together with all associated	London Borough of Camden Town Hall, Judd Street, London WC1H 9LP	Adrian Avi Yellon 13 Green Walk, London NW4 2AL	Sian Hargadon Flat 3, Ashmore, Agar Grove, London NW1 9SX	Sian Hargadon Flat 3, Ashmore, Agar Grove, London NW1 9SX

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	interests and rights in and over walkways, stairs, lifts and common areas of the Agar Grove Estate, except interests owned by the acquiring authority			<p>Meher Pandey Flat 3, Ashmore, Agar Grove, London NW1 9SX</p> <p>Oyanda Yemi-Omowumi Flat 3, Ashmore, Agar Grove, London NW1 9SX</p> <p>Elizabeth Mackarel Flat 3, Ashmore, Agar Grove, London NW1 9SX</p>	<p>Meher Pandey Flat 3, Ashmore, Agar Grove, London NW1 9SX</p> <p>Oyanda Yemi-Omowumi Flat 3, Ashmore, Agar Grove, London NW1 9SX</p> <p>Elizabeth Mackarel Flat 3, Ashmore, Agar Grove, London NW1 9SX</p>
3	All interests in 73.11 square metres or thereabouts of the second floor residential flat numbered Flat 12 Ashmore, Agar Grove, London NW1 9SX, together with all associated interests and rights in and over walkways, stairs, lifts and common areas of the Agar Grove Estate, except interests owned by the acquiring authority	London Borough of Camden Town Hall, Judd Street, London WC1H 9LP	The Estate of Dr. Syed Yousuf Ali (deceased) Flat 12, Ashmore, Agar Grove, London NW1 9SX and c/o FLK Solicitors, 304 High Road, Leyton, London E10 5PW	-	-

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4	All interests in 72.70 square metres or thereabouts of the third floor residential flat numbered Flat 13 Ashmore, Agar Grove, London NW1 9SX, together with all associated interests and rights in and over walkways, stairs, lifts and common areas of the Agar Grove Estate, except interests owned by the acquiring authority	London Borough of Camden Town Hall, Judd Street, London WC1H 9LP	Afroza Begum 13 Ashmore, Agar Grove, London NW1 9SX Muhammad Izab Ahmed 13 Ashmore, Agar Grove, London NW1 9SX	-	Afroza Begum 13 Ashmore, Agar Grove, London NW1 9SX Muhammad Izab Ahmed 13 Ashmore, Agar Grove, London NW1 9SX
5	All interests in 72.74 square metres or thereabouts of the first floor residential flat numbered Flat 23 Ashmore, Agar Grove, London NW1 9SX, together with all associated interests and rights in and over walkways, stairs, lifts and common areas of the Agar Grove Estate, except interests owned by the acquiring authority	London Borough of Camden Town Hall, Judd Street, London WC1H 9LP	Nicos Adonis 23 Ashmore, Agar Grove, London NW1 9SX Amy Geraldine Adonis 23 Ashmore, Agar Grove, London NW1 9SX	-	Nicos Adonis 23 Ashmore, Agar Grove, London NW1 9SX Amy Geraldine Adonis 23 Ashmore, Agar Grove, London NW1 9SX
6	All interests in 72.74 square metres or thereabouts of the third floor residential flat numbered Flat 31 Ashmore, Agar Grove, London NW1 9SX, together with all associated interests and rights in and over walkways, stairs, lifts and common areas of the Agar Grove Estate, except interests owned by the acquiring authority	London Borough of Camden Town Hall, Judd Street, London WC1H 9LP	Adrian Avi Yellon 13 Green Walk, London NW4 2AL	Prime Land Property Limited (Co. Regn. No. 06308273) 124 Whitechapel Road London E1 1JE	Those occupying the flat under licence from the tenant. On 3 May 2019 these were: Alireza Shamsaei 31 Ashmore, Agar Grove, London NW1 9SX

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					<p>Assem Kurmangali 31 Ashmore, Agar Grove, London NW1 9SX</p> <p>Gulnara Toregeldi 31 Ashmore, Agar Grove, London NW1 9SX</p> <p>Bruno Michelin Piassa Da Silva 31 Ashmore, Agar Grove, London NW1 9SX</p> <p>Marco Russo 31 Ashmore, Agar Grove, London NW1 9SX</p>
7	All interests in 72 square metres or thereabouts of the ground floor residential flat numbered Flat 3 Nettlecombe, Agar Grove, London NW1 9SN, together with all associated interests and rights in and over walkways, stairs, lifts and common areas of the Agar Grove Estate, except interests owned by the acquiring authority	London Borough of Camden Town Hall, Judd Street, London WC1H 9LP	<p>John Murphy 3 Nettlecombe Agar Grove London NW1 9SN</p> <p>The Estate of Winifred Murphy (deceased) 99 London Road, Enfield, EN2 6EU</p>	-	<p>John Murphy 3 Nettlecombe Agar Grove London NW1 9SN</p> <p>Sarah Murphy 3 Nettlecombe Agar Grove London NW1 9SN</p>

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			<p>Brendan Murphy 99 London Road, Enfield, EN2 6EU</p>		
8	<p>All interests in 72 square metres or thereabouts of the second floor residential flat numbered Flat 11 Nettlecombe, Agar Grove, London NW1 9SN, together with all associated interests and rights in and over walkways, stairs, lifts and common areas of the Agar Grove Estate, except interests owned by the acquiring authority</p>	<p>London Borough of Camden Town Hall, Judd Street, London WC1H 9LP</p>	<p>Esther Yellon as beneficiary of the Estate of Norman Yellon (deceased) 36 Chessington Avenue, London N3 3DP and c/o 13 Green Walk, London NW4 2AL</p>	<p>Prime Land Property Limited (Co. Regn. No. 06308273) 124 Whitechapel Road London E1 1JE</p>	<p>Those occupying the flat under licence from the tenant. On 3 May 2019 these were:</p> <p>Vittorio Casino 11 Nettlecombe, Agar Grove, London NW1 9SN</p> <p>Thomas Jacob Flanagan 11 Nettlecombe, Agar Grove, London NW1 9SN</p> <p>Alana Jane Saverin 11 Nettlecombe, Agar Grove, London NW1 9SN</p> <p>Billy George Andrew Elderfield 11 Nettlecombe, Agar Grove, London NW1 9SN</p>

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					Damian Emrys Komen 11 Nettlecombe, Agar Grove, London NW1 9SN
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Table 2

Number on Map	Other qualifying persons under section 12 (2A) (a) of the Acquisition of Land Act 1981		Other qualifying persons under section 12 (2A) (b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2	
	Name and address	Description of interest acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1	Lloyds Bank Plc (Co. Regn. No. 2065) 25 Gresham Street London EC2V 7HN	As mortgagee to London Residential Developments Limited as detailed in registered title NGL815201 in respect of Flat 2 Abbotsbury, Wrotham Road, London NW1 9SP	-	-


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2	Bank of Scotland PLC (Scot. Co. Regn. No. SC327000) The Mound Edinburgh EH1 1YZ (Birmingham Midshires Division)	As mortgagee to Adrian Avi Yellon as detailed in registered title NGL815201 in respect of Flat 3, Ashmore, Agar Grove, London NW1 9SX	-	-
4	Barclays Bank UK PLC (Co. Regn. No. 9740322) 1 Churchill Place London E14 5HP	As mortgagee to Afroza Begum and Muhammad Isab Ahmed as detailed in registered title NGL840764 in respect of Flat 13, Ashmore, Agar Grove, London NW1 9SX	-	-
6	Bank of Scotland PLC (Scot. Co. Regn. No. SC327000) The Mound Edinburgh EH1 1YZ (Birmingham Midshires Division)	As mortgagee to Adrian Avi Yellon as detailed in registered title NGL666122 in respect of Flat 31, Ashmore, Agar Grove, London NW1 9SX	-	-
8	Topaz Finance Limited (Co. Regn. No. 5946900) The Pavilions Bridgwater Road Bristol BS13 8AE (trading as Rosinca Mortgages)	As mortgagee to the Estate of Norman Yellon (deceased) as detailed in registered title NGL705927 in respect of Flat 11, Nettlecombe, Agar Grove, London NW1 9SN	-	-
8	Mrs Rachael Friedlander c/o 13 Green Walk, London NW4 2AL	As the sole beneficiary under a trust of the property dated 29 September 2006	-	-

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Dated this 7th day of May 2019

THE COMMON SEAL OF THE MAYOR)
AND BURGESSES OF THE LONDON)
BOROUGH OF CAMDEN was hereunto)
Affixed by Order:-)


.....
Authorised Signatory

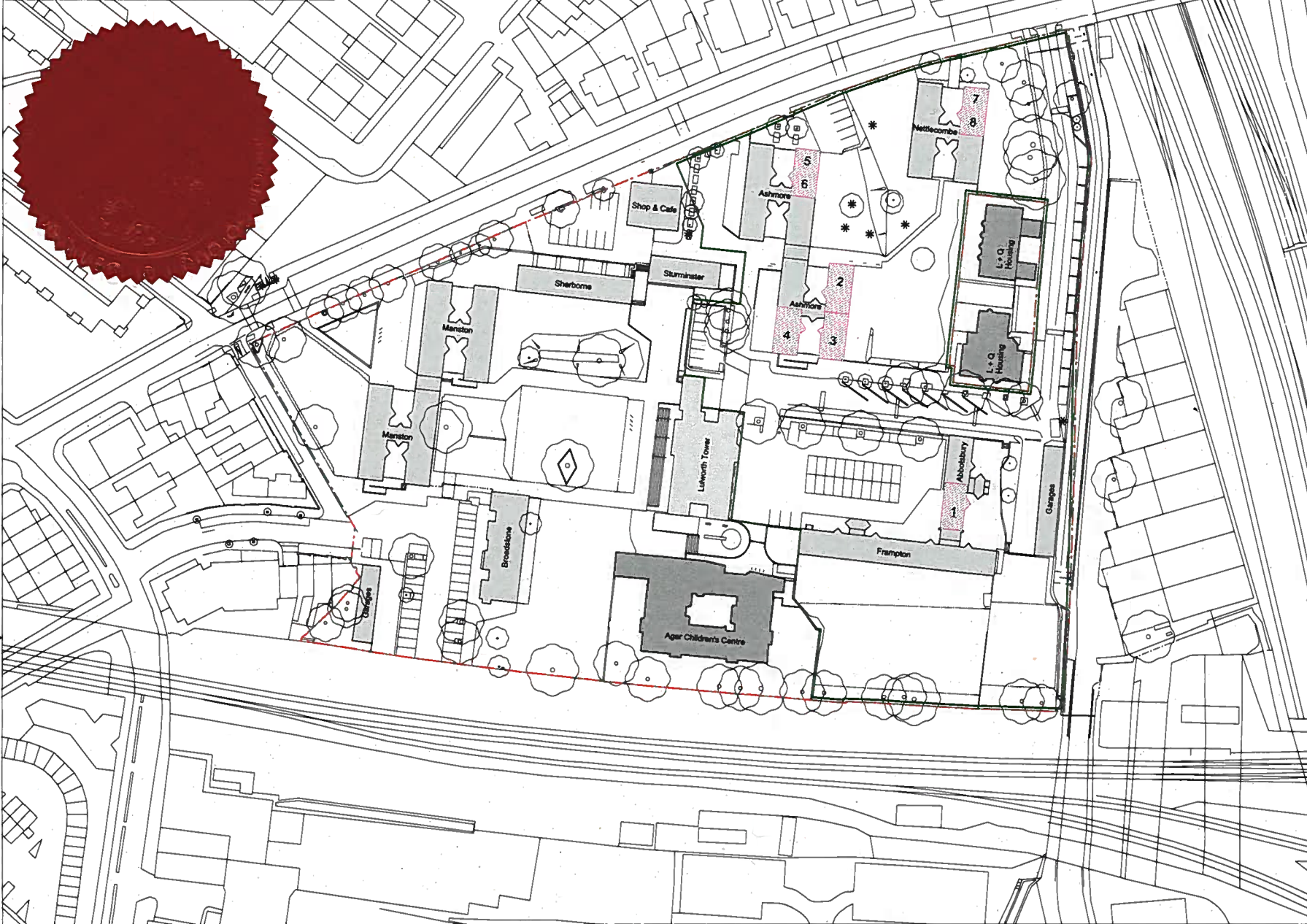


THE COMMON SEAL OF THE MAYOR)
AND BURGESSES OF THE LONDON)
BOROUGH OF CAMDEN was hereunto)
Affixed by Order:-)

Authorised Signatory: *JEK*

Dated: 7th May 2019

Map referred to in the London Borough of Camden (Part of Agar Grove Estate)
Compulsory Purchase Order 2019



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Revisions

- KEY**
- Agar Grove Estate regeneration project boundary
 - Phases 1c, 2a
 - Existing Buildings For Demolition
 - Existing Buildings To Retain
 - Existing Buildings For Refurbishment
 - Land to be acquired through CPO

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Project
Agar Grove Estate Regeneration

Drawing
Compulsory Purchase Order Plan

Scale @A1 (@A3)	Date
1:500 (1:1000)	February 2019
Drawn by	Checked by
SW	JW
Job Number	Status
HB1423	Sketch
Drawing No. & Revision	
1423_SK_190225_SW_02	

JBK