



The Planning Inspectorate

Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line:
Customer Services:
0303 444 5000

Email: CAT@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref:
Our Ref: APP/X5210/Y/23/3328413

Mr Kavir Mahil
WSP
WSP HOUSE
70 Chancery Lane
LONDON
WC2A 1AF

05 September 2023

Dear Mr Mahil,

Planning (Listed Buildings and Conservation Areas) Act 1990
Appeal by The Hope Lease Ltd
Site Address: Koko, 1A Camden High Street, LONDON, NW1 7JE

Thank you for your Planning Listed Building and Conservation Area Appeal received on 24 August 2023.

Where a relevant enforcement notice has been served on the site, appeals must reach us within 28 days of either:

- i. the date of the local planning authority's notice of the decision or the expiry of the period which the local planning authority had to determine the application, where the enforcement notice is served before the application is submitted;
- ii. the date of the local planning authority's notice of the decision or the expiry of the period which the local planning authority had to determine the application, where the enforcement notice is served before the decision on the application is reached or the determination period has expired; or
- iii. the date the enforcement notice is served, where the enforcement notice is served after the decision or expiry of the period which the local planning authority has to reach a decision on the application, unless the effect would be to extend the period beyond the usual time limit for cases not involving an enforcement notice.

The listed building enforcement notice was dated 13.7.23, so the 28 days to appeal is from this date ie 10.8.23. Unfortunately as the Appeal was received 24.8.23 it has been received 2 weeks late and so it is after the time limit, and we are unable to take any action on it.

I will validate the Planning Appeal next (3328414), the enforcement will not apply to this Appeal, as it is in respect of the Listed Building.

I am sending a copy of this letter to the local planning authority.

Yours sincerely,

Validation Officer Hearing

Validation Officer Hearing

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>