

Enforcement Notice: EN23/0007
Officer: Katrina Lamont
Date: 26/09/2023 26 September 2023



Development Management
Regeneration and Planning
London Borough of Camden
5 Pancras Square
London
N1C 4AG

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PlanningAppeals@camden.gov.uk

camden.gov.uk/planning

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)
NOTIFICATION OF AN APPEAL

Site Address: Flats 13a and 13b, 19 Lancaster Grove, London, NW3 4EX
Appellant's name: Welby London Ltd
Appeal reference: APP/X5210/C/23/3329544
Appeal start date: 20/09/2023

An appeal has been made to the Secretary of State against an enforcement notice issued by the London Borough of Camden on 04/08/2023.

The breach of planning control alleged in the enforcement notice is:

Without planning permission: the subdivision of a rear ground floor studio flat (Flat 12) to create two studio flats with mezzanine floors (Flats 13a and 13b).

The enforcement notice requires the following steps to be taken:

1. Cease the use of the 2x rear ground floor studio flats with mezzanine floors known as 13a and 13b as residential units;
2. Remove the partition wall which facilitates the use as two residential units;
3. Remove the mezzanine level;
4. Remove one kitchen;
5. Reinstate one residential unit as per the approved drawings for 2015/0268/P attached at appendix A;
6. Make good on any damage caused as a result of the works and remove any resulting debris from the site.

The appellant/s have appealed on the following grounds:

- a) That planning permission should be granted for what is alleged in the notice.
- c) That there has not been a breach of planning control.
- e) The notice was not served on everyone who has an interest in the land.
- f) The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.
- g) The time given to comply with the notice is too short.

The appeal is to be decided by an Inspector from the Planning Inspectorate on the basis of written representations.

If you wish to make comments, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to:

Rebecca Gray
The Planning Inspectorate
Temple Quay House
Bristol
BS1 6PN

Any representations must be received by **01 November 2023**. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents are available for inspection online at <https://planningrecords.camden.gov.uk/Northgate/complaintsenforcements/enfsearch.aspx> using the reference EN23/0007.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

Yours sincerely,

Planning Appeals
Development Management
London Borough of Camden