

Enforcement Notice: EN22/0113
Officer: Joshua Cheung
Date: 15 December 2023



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

Switchboard: 020 7974 4444

PlanningAppeals@camden.gov.uk

camden.gov.uk/planning

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act 1990
NOTIFICATION OF AN APPEAL**

The Council has been notified of an appeal by **St Pancras Hotel Grp Limited** against the Council's re-issued enforcement notice, which has been made to the Planning Inspectorate. The appeal concerns property at:

**31 - 39 Argyle Street
London
WC1H 8EP**

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

Without listed building consent:

1. Excessive cleaning of all the brickwork at first and second floor front elevations of Nos 31-39;
2. Dying of the round-headed recesses and the gauged flat arches in bright red dye at the first and second floor front elevations of Nos 31-39;
3. Repointing of all the brickwork with bright lime-based mortar at first and second floor front elevations of Nos 31-39;
4. At No 37, the rendering of the brickwork at ground floor front elevation in painted stucco;
5. At No 39, the rendering of the brickwork at ground floor front elevation in painted stucco.

REASONS FOR ISSUING THIS NOTICE

- a) The work outlined above has been carried out to this Grade II listed building without the benefit of Listed Building Consent;
- b) The works, by virtue of the harm to the brickwork and front elevation, is harmful to the special architectural and historic interest of the listed building contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

Grounds of Appeal

The appellant/s have appealed on the following grounds **(b), (c), (e), (i), (j)** as set out at 39(1) of the 1990 Act.

- (a) That the building is not of special architectural or historic interest. ()
- (b)** That the matters alleged to constitute a contravention of section 9(1) or (2) have not occurred. (X)
- (c)** That those matters (if they occurred) do not constitute such a contravention. (X)

(d) That works to the building were urgently necessary in the interests of safety or health or for the preservation of the building, that it was not practicable to secure safety or health or, as the case may be, the preservation of the building by works of repair or works for affording temporary support or shelter, and that the works carried out were limited to the minimum measures immediately necessary. ()

(e) That listed building consent ought to be granted for the works, or that any relevant condition of such consent which has been granted ought to be discharged, or different conditions substituted. (X)

(f) That copies of the notice were not served as required by section 38(4). ()

(g) Except in relation to such a requirement as is mentioned in section 38(2)(b) or (c), that the requirements of the notice exceed what is necessary for restoring the building to its condition before the works were carried out. ()

(h) That the period specified in the notice as the period within which any step required by the notice is to be taken falls short of what should reasonably be allowed. ()

(i) That the steps required by the notice for the purpose of restoring the character of the building to its former state would not serve that purpose. (X)

(j) That steps required to be taken by virtue of section 38(2)(b) exceed what is necessary to alleviate the effect of the works executed to the building. (X)

(k) That steps required to be taken by virtue of section 38(2)(c) exceed what is necessary to bring the building to the state in which it would have been if the terms and conditions of the listed building consent had been complied with. ()

The appeal is to be decided by an Inspector from the Planning Inspectorate on the basis of a **Hearing**. The procedure to be followed is set out in The Town and Country Planning (Hearings Procedure) (England) Rules 2000, as amended.

The details of the Hearing, once confirmed, will be conveyed to those who submit their representation to the Planning Inspectorate. It would be helpful if you emailed **PlanningAppeals@camden.gov.uk** as well.

Documents can be viewed here:

<http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:EN22/0113>

Any representations should be sent **by 25 January 2024**.

Online

Search case **3334740** at **acp.planninginspectorate.gov.uk**

By post

Please send 3 copies of your letter, quoting case number **3334740** on each copy, to:

The Planning Inspectorate
Temple Quay House
Bristol
BS1 6PN

The Planning Inspectorate will not acknowledge receipt of representations.

Please ensure that all the documents submitted during the appeal process are GDPR (UK) compliant. The documents should not contain any sensitive information so as to they can be shared between parties without redaction.

Further guidance

<https://www.gov.uk/government/publications/enforcement-appeals-procedural-guide>

Supporting Communities Directorate
London Borough of Camden