

Enforcement Notice: EN23/0331  
Officer: Katrina Lamont  
Date: 18 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](mailto:PlanningAppeals@camden.gov.uk)

[camden.gov.uk/planning](https://camden.gov.uk/planning)

Dear Sir/Madam

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

The Council has been notified of an appeal by **Design Ventures Highgate Limited** against the Council's enforcement notice, which has been made to the Planning Inspectorate. The appeal concerns properties at:

**1-6 Arco Walk**  
**London**  
**NW5 1PB**

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

**Without planning permission: the use of units as temporary sleeping accommodation.**

**REASONS FOR ISSUING THIS NOTICE**

- a) The unauthorised use has occurred within the last 10 years.
- b) The unauthorised use has resulted in the unacceptable loss of permanent residential accommodation, which is contrary to policies H1 (Maximising housing supply), and H3 (Protecting existing homes), of the Camden Local Plan (2017).
- c) In absence of a S106 legal agreement to secure the development as car free, the development contributes unacceptably to parking stress and congestion in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking), A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of the Camden Local Plan (2017).

*Grounds of Appeal*

The appellant/s have appealed on ground(s) **(c), (f), (g)** as set out at Section 174(2) of the 1990 Act.

a) That planning permission should be granted for what is alleged in the notice. ( )

b) That the breach of control alleged in the enforcement notice has not occurred as a matter of fact ( )

- c) That there has not been a breach of planning control. ( X )
- d) That, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice. ( )
- e) Copies of the enforcement notice were 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. ( X )
- g) The time given to comply with the notice is too short. (X)

The appeal is to be decided by an Inspector from the Planning Inspectorate on the basis of an exchange of written statements between the people who have made the appeal and the Council, followed by a site visit.

Any representations should be sent by **25 January 2024** electronically to:

*Online*

Search case **3331834** at **[acp.planninginspectorate.gov.uk](https://acp.planninginspectorate.gov.uk)**

*By post*

Send 3 copies of your letter, quoting the case **3331834** on each copy, to:

The Planning Inspectorate  
Temple Quay House  
Bristol  
BS1 6PN

Guidance on communicating with the Planning Inspectorate electronically can be found at:  
**[gov.uk/government/publications/enforcement-appeals-procedural-guide](https://gov.uk/government/publications/enforcement-appeals-procedural-guide)**

Supporting Communities Directorate  
London Borough of Camden