

Enforcement Notice: EN23/0010
Officer: Jennifer Watson
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

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 **Sican Ltd** against the Council's enforcement notice, which has been made to the Planning Inspectorate. The appeal concerns properties at:

26 - 28 Whitfield Street

London

W1T 2RG

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

Without planning permission: the change of use of the property from residential use to use as temporary sleeping accommodation.

REASONS FOR ISSUING THIS NOTICE

- a) The change of use has occurred within the last 10 years.
- b) The number of nights the flat has been let on a short term basis has exceeded conditions set by Section 25 of the Greater London Council (General Powers) Act 1973 except to the extent allowed by Section 25A (1) of that Act, which permits the use subject to Conditions, including Conditions set out at Section 25A (2) (a) and (b) which limit use as temporary sleeping accommodation to a maximum of 90 nights in any one calendar year. In doing so it has resulted in the unacceptable loss of permanent residential accommodation contrary to policies A1 (Managing the impact of development), H1 (Maximising housing supply) and H3 (Protecting existing homes), of the Camden Local Plan (2017).
- c) The high turnover of occupiers results in increased potential of incidences of noise and disturbance to the detriment of the neighbouring occupiers contrary to policies A1 (Managing the impact of development), H3 (Protecting existing homes) of the Camden Local Plan (2017) and CPG6 (Amenity) of The London Plan (2016).

Grounds of Appeal

The appellant/s have appealed on ground (a) 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. (X)

- 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. ()
- 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. ()
- 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 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 **31 January 2024** electronically to:

Online

Search case **3331656** at **acp.planninginspectorate.gov.uk**

By post

Send 3 copies of your letter, quoting the case **3331656** 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

Supporting Communities Directorate
London Borough of Camden