

Application: **2021/4163/P** Appeal: APP/X5210/W/22/3312728
Officer: Matthew Dempsey
Enforcement: **EN21/0681** Appeal: APP/X5210/C/23/3316906
Officer: Angela Ryan
Date: 01 March 2024



Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
WC1H 9JE

Switchboard: 020 7974 4444

Email: PlanningAppeals@camden.gov.uk

Website: Camden.gov.uk/planning

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF A HEARING against refusal of planning permission and subsequent enforcement notice to cease the use and remove external equipment.

Opening at 10:00 on 26 March 2024 for 1 day
at the CROWDALE CENTRE
218-220 Eversholt Street, NW1 1BD

This is to notify of a new date set for the Hearing.

Site Address: 178B Royal College Street & Arches 73, 74, 75, Randolph Street, London NW1 0SP

- 1. Appeal case: 3312728** (full ref. APP/X5210/W/22/3312728). Appeal against refusal of Full Planning Permission.
- 2. Appeal case 3316906** (full ref. APP/X5210/C/23/3316906). Appeal against the reserved Enforcement Notice on the following Grounds as set out at Section 174(2) of the 1990 Act:
 - (a) permission should be granted,
 - (f) the steps to comply are excessive and
 - (g) compliance period is too short.

Both Appeals by: Jacuna Kitchens Limited

Description of proposal/ unauthorised works:

Change of use of café/restaurant (Class Use E) at 178B Royal Collage Street and storage facilities (Class Use B8) at arches 73,74 and 75 and amalgamation of 178B Royal College Street with Arches 74 and 75 and part of Arch 73 to create commercial kitchen and delivery centre with ancillary offices (Sui Generis). External alterations to shopfront of 178B Royal College Street and provision of plant and machinery to the rear of the Arches 73, 74 and 75 in association with the new use (Retrospective).

An Inspector appointed by the Secretary of State, A McGlone BSc MCD MRTPI, will hold the event on the date and time and at the venue shown above, in person.

Viewing documents: Questionnaires, both parties' respective statements and other documents we have already published and will publish in the future can be inspected on Council's website.

Search for Application Number **2021/4163/P** at **Camden.gov.uk/ViewPlans** or search for Planning Enforcement at **www.camden.gov.uk/planning** to view the documents for enforcement case **EN21/0681**.



Direct Links:

<http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:2021/4163/P>

<http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:EN21/0681>

The appeal decisions will be published under case numbers **3312728** and **3316906** respectively at <https://acp.planninginspectorate.gov.uk/>

Direct links:

<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3312728>

<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3316906>

Attendance to observe or participate at the Hearing

You may attend the hearing to observe or, at the inspector's discretion, to speak. And if you would like to attend, it is helpful if you are able to email **PlanningAppeals@camden.gov.uk** in advance. On the day of the Hearing, please report to the reception at the Crowndale Centre after 9 am to register arrival.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal. Therefore, at the Hearing it is not necessary to repeat any of the points already made and restating points won't add any weight. Should individual persons wish to make the same points, it would be helpful to appoint a spokesperson.

Case Officer at the Planning Inspectorate: Amy Booth
teamE3@planninginspectorate.gov.uk Tel: **0303 444 5179**

Supporting Communities Directorate
London Borough of Camden