

Enforcement Notice: EN23/0396
Officer: Katrina Lamont
Tel.no.: 020 7974 3255
Date:10 June 2024



Development Management
Regeneration and Planning
London Borough of Camden
5 Pancras Square
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: 254-256 Belsize Road, London, NW6 4BT

Alleged Breach: Without planning permission the material change of use from 2 x office blocks at 254-256 Belsize Road and 258 Belsize Road to serviced apartments for short term lets (Sui Generis); and External extensions and alterations at roof level above 254 - 256 Belsize Road.

Appeal reference: APP/X5210/C/24/3345282

Related appeal reference: APP/X5210/C/24/3345281

An appeal has been made to the Secretary of State against an enforcement notice issued by the London Borough of Camden on 29th April 2024. The enforcement notice was issued for the following reasons:

1. The unauthorised use has occurred within the last 10 years.
2. The unauthorised loss of office accommodation, in the absence of sufficient justification demonstrating that the premises is no longer suitable for continued business use, fails to support economic activity in Camden and results in the loss of employment opportunities within the Borough contrary to policies E1 (Economic Development) and E2 (Employment premises and sites) of the Camden Local Plan (2017).
3. The unauthorised use of the Property as tourist accommodation, which is a non-priority use, harms the balance and mix of uses in the area, local character, residential amenity, services for the local community, the environment and transport systems contrary to policies E3 (Tourism) of the Camden Local Plan (2017).
4. In absence of a S106 legal agreement to secure the development as car free and a service management plan, the development contributes unacceptably to parking stress and congestion in the surrounding area, and has the potential to interfere

with the free flow of traffic 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).

The enforcement notice requires the following steps to be taken:

Within a period of 3 months of the notice taking effect:

- a. Permanently cease the use of the Property for short-term let serviced apartments; and
- b. Return the use of the Property to office accommodation

The appellant has appealed against the notice on the following grounds as set out at Section 174(2) of the 1990 Act:

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

Ground (f) The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.

Ground (g) The time given to comply with the notice is too short.

The appeal will be determined on the basis of a **hearing**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Hearings Procedure) (England) Rules 2002

You can view the enforcement documents and the appeal submission online at <https://planningrecords.camden.gov.uk/NECSWS/complaintsenforcements/enfsearch.aspx> using the reference number **EN23/0396**. Direct link:

<http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:EN23/0396>

All representations must be received **by 18 July 2024**.

Comments will only be accepted as follows:

Electronically through the Appeals Casework Portal using the case references **3345282**

<https://acp.planninginspectorate.gov.uk/>

The Appeal Decision will be published here, too.

By post to, if possible send 3 copies of your letter, quoting the appeal case reference **3345282**:

The Planning Inspectorate
Third Floor - 3B
Eagle Wing
Temple Quay House
Bristol BS1 6PN

The Planning Inspector does not confirm receipt of representations. Guidance be found at: <https://www.gov.uk/government/publications/enforcement-appeals-procedural-guide>

Planning Appeals
Development Management
Supporting Communities Directorate