

Enforcement Notice: EN23/0835
Officer: Joshua Cheung
Date: 03 September 2024



Development Management
Regeneration and Planning
London Borough of Camden
5 Pancras Square
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 Canal Estates Ltd against the Council's enforcement notice, which has been made to the Planning Inspectorate. The appeal concerns property at:

Kelley House
18 - 20 Royal College Street
London
NW1 0TH

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

Without listed building consent: Variety of external and internal works.

REASONS FOR ISSUING THIS NOTICE

1. The work outlined above has been carried out to this Grade II listed building without the benefit of Listed Building Consent.
2. All unauthorised external works, by virtue of the loss of historic and historically accurate fabric and installation of unsympathetic replacements, additions and extensions are harmful to the special architectural and historic interest of the host listed building and setting of the wider terrace which is listed contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
3. All internal works, by virtue of the loss and damage to historic and historically accurate fabric and erosion of the planform, as well as the installation of unsympathetic replacements and additions, 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 **(e), (g), (i), (j), (k)** 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. ()
- (c) That those matters (if they occurred) do not constitute such a contravention. ()
- (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. (x)
- (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. (x)

The appeal is to be decided by an Inspector from the Planning Inspectorate on the basis of the Written representations procedure.

Any representations you may wish to submit should be sent **by 10 October 2024.**

Online (not email):

Search case **3344090** at **acp.planninginspectorate.gov.uk**

By post

Please send your letter, 3 copies if possible, quoting case number **3344090** to:

The Planning Inspectorate
Temple Quay House, Room 3B
Bristol BS1 6PN

Your representation will be considered by the Inspector when determining the appeal.
The Planning Inspectorate will not acknowledge receipt of representations.

Please ensure that all comments/documents submitted are GDPR compliant. There is guidance on what GDPR is available on gov.uk - principally it is about not revealing *sensitive* information about yourself or others in your representation, such as personal telephone numbers, email addresses, background, religion, health, sheltered address, etc. This is because your representation to PINs will be shared with the Appellant and this LPA - Local Planning Authority.

How to view the enforcement notice, other documents, and the appeal submission:

The appeals documents are available on our website under enforcement notice **EN23/0835** at **<https://www.camden.gov.uk/planning-enforcement>**

Direct link:

<http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:EN23/0835>

You can view the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at **<https://gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>**

Supporting Communities Directorate
London Borough of Camden