

Enforcement Notice/s: as listed  
Officer: Angela Ryan  
Tel.: 0207 974 3236  
Date: 17 October 2024



**Development Management**  
Regeneration and Planning  
London Borough of Camden  
5 Pancras Square  
N1C 4AG

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[PlanningAppeals@camden.gov.uk](mailto:PlanningAppeals@camden.gov.uk)

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

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act 1990**  
**NOTIFICATION OF AN APPEAL – HEARING**  
**To open at 10.00am on 17 December 2024, for 1 day, at The Crowndale Centre,**  
**218-220 Eversholt Street, London, NW1 1BD**

The Council has been notified of an appeal by Daejan Properties Limited against the Council's enforcement notices, which has been made to the Planning Inspectorate (PINS). The appeal concerns properties at:

**Regency Lodge**  
**Adelaide Road**  
**London**  
**NW3 5EE**

The appeal cases:

Enforcement Notice, Flat 2: **EN23/0980**  
Appeal ref. no.: APP/X5210/F/24/**3348046**  
Enforcement Notice, Flat 5: **EN23/0982**  
Appeal ref. no.: APP/X5210/F/24/**3348109**  
Enforcement Notice, Flat 6: **EN23/0983**  
Appeal ref. no.: APP/X5210/F/24/**3348127**  
Enforcement Notice, Flat 7: **EN23/0984**  
Appeal ref. no.: APP/X5210/F/24/**3348134**  
Enforcement Notice, Flat 8: **EN24/0161**  
Appeal ref. no.: APP/X5210/F/24/**3348209**  
Enforcement Notice, Flat 9: **EN23/0985**  
Appeal ref. no.: APP/X5210/F/24/**3348259**  
Enforcement Notice, Flat 10: **EN23/0986**  
Appeal ref. no.: APP/X5210/F/24/**3348263**  
Enforcement Notice, Flat 11: **EN23/0987**  
Appeal ref. no.: APP/X5210/F/24/**3352654**

Enforcement Notice, Flat 21: **EN24/0263**  
Appeal ref. no.: APP/X5210/F/24/**3352657**  
Enforcement Notice, Flat 100: **EN24/0264**  
Appeal ref. no.: APP/X5210/F/24/**3352659**  
Enforcement Notice, Flat 101: **EN24/0265**  
Appeal ref. no.: APP/X5210/F/24/**3352661**

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

**Without listed building consent: removal of the original steel/Crittall windows and replacement with UPVC windows.**

#### 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. The removal of the original steel framed windows and replacement with UPVC framed windows has harmed the character and appearance of the building and is considered to detract from the historic and architectural integrity of this Grade II listed building and is thereby contrary to policies D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017.

#### *Grounds of Appeal*

The appellant/s have appealed on grounds (e) and (h) 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.
- (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.
- (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.
- (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.
- (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.

The appeal will be determined by an inspector appointed by the Secretary of State on the basis of a public **hearing**. The procedure to be followed is set out in The Town and Country Planning (Hearings Procedure) (England) Rules 2000, as amended.

The Inspector appointed to decide the appeal is Andrew Steen BA(Hons) DipTP MRTPI and the hearing will open at 10.00am on 17 December 2024, currently scheduled 1 sitting day at The Crowndale Centre. Please report to the main reception after 9 am to register and find out the room details. The nearest tube station is Mornington Crescent.

You may attend the hearing to observe or, at the inspector's discretion, to speak.  
If you would like to attend, it would be helpful to email **PlanningAppeals@camden.gov.uk**

Any representations you wish to make in writing should be sent **by 25 November 2024**.  
There are two ways to do this and please note that receipt *will not* be acknowledged:

*Online*

Search case number **3348046** at **acp.planninginspectorate.gov.uk**  
Click on the Make Representation button to submit your comments on this case or a linked case as showing on the Planning Inspectorate's portal.  
The Appeal Decision will be published here, too. Direct link:  
**<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3348046>**

*By post*

Please send 3 copies of your letter, quoting case number **3348046** on each copy, to:  
The Planning Inspectorate  
Temple Quay House - 3B  
Bristol BS1 6PN

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 the LPA - Local Planning Authority.

Your representation will be considered by the Inspector when determining the appeal.

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>**

**How to view the planning and the appeal documents:**

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

Direct link to the record of the lead appeal case:

**<http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:EN23/0980>**

Supporting Communities Directorate  
London Borough of Camden