

Appeal case: 3354039  
Enforcement Notice: EN23/0499  
Officer: Angela Ryan  
Date: 27 November 2024



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

Switchboard: 020 7974 4444

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

[camden.gov.uk/planning](https://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 against its enforcement notice, which has been made to the Planning Inspectorate. The appeal concerns property at:

**Flat B**  
**17 Nassington Road**  
**London**  
**NW3 2TX**

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

**Installation of a uPVC door in the rear elevation at 1st floor level.**

and the reasons for issuing the enforcement notice are:

1. The development has occurred within the last 4 years.
2. The unauthorised uPVC door by reason of the materials used is considered to be harmful to the character and appearance of both the host building and the South Hill Park Conservation Area and is thereby contrary to policies D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017.
3. The unauthorised door installed on the rear elevation provides access onto the flat roof of the single-storey rear extension and the potential for it to be used for amenity space. In the absence of a privacy screen enclosing the terrace, this would result in creating unacceptable overlooking into neighbouring properties to the detriment of existing residential amenity and the development is thereby contrary to policy A1 (Managing the impact of development) of Camden's Local Plan 2017.

and within a period of three (3) months of the Notice taking effect the requirement is to:

1. Permanently remove the uPCV door installed at rear 1st floor level; and
2. Install a timber door and julliete balcony in accordance with the planning permission granted on 10th June 2024 under reference 2024/0039/P and that shown on approved drawing number P76.NAS\_PL09; or
3. Reinstate a timber sash window to match the proportions and design of the one previously in place prior to the unauthorised works taking place; and
4. Make good any damage caused as a result of the above works.

### Grounds of Appeal

The appellant/s have appealed on the following grounds (f) and (g) 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. ( )
- (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. (x)
- (g) The time given to comply with the notice is too short. (x)

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. There are two ways to send you comments to the Inspector for consideration, if you wish to do so:

#### **Make representation ONLINE (not email):**

Search for case **3354039** at <https://acp.planninginspectorate.gov.uk>

This will open this appeal's page and allow you to make representation.

The appeal decision will be published here, too.

#### **Make representation BY POST:**

Send 3 copies of your letter, quoting **3354039**, to:

The Planning Inspectorate  
Temple Quay House  
Bristol BS1 6PN

#### **All representations must be received by 31 December 2024.**

Any representations submitted after the deadline will not usually be considered and will be returned. PINs does not acknowledge receipt of representations. All representations made to PINs must quote the appeal case number. **Please use the online or postal option to make representation.**

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.

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

The guidance booklet is available free of charge at GOV.UK <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

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

Search the record reference **EN23/0499** at <https://www.camden.gov.uk/planning-enforcement>

Direct link:

<http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:EN23/0499>

You can view drawing **P76.NAS\_PL09** on the record of application **2024/0039/P** at **Camden.gov.uk/ViewPlans** where you can search by the Application Number, or by Site Address 17 Nassington Road.

Once the timetable is complete, this appeal will travel with appeal case **3334398**, and the case linked to it, concerning Flat A 17 Nassington Road (installation of razor wire on the flat roof of the single-storey rear extension) of which you were notified on 20 December 2023.

Supporting Communities Directorate