

Appeal ref: 3355424
Enforcement reference: EN24/0337
Planning officer: Ramesh Depala
Date: 6 December 2024

Development Management
London Borough of Camden
5 Pancras Square
N1C 4AG

Switchboard: 020 7974 4444
PlanningAppeals@camden.gov.uk
www.camden.gov.uk/planning

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 174**

Appeal Site Address: 36 Pandora Road, London NW6 1TT

Alleged Breach: Without planning permission, the change of use from 16 residential units to use as temporary sleeping accommodation.

Appellant's name: Venetian Star Ltd

Appeal reference: APP/X5210/C/24/3355424

Appeal start date: 25th November 2024

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by the London Borough of Camden on 9th October 2024.

The enforcement notice was issued for the following reasons:

1. It appears to the Council that the above breach of planning control has occurred within the last 10 years.
2. The unauthorised change of use has resulted in the unacceptable loss of permanent residential accommodation, which is contrary to policies A1 (Managing the impact of development), H1 (Maximising housing supply), and H3 (Protecting existing homes), of the Camden Local Plan (2017).
3. The high turnover of occupiers results in the potential for increased incidences of noise and disturbance to the detriment of the neighbouring occupiers contrary to policies A1 (Managing the impact of development), H3 (Protecting existing homes) of the Camden Local Plan (2017) and Camden's Planning Guidance (Amenity) 2021.
4. In the absence of cycle parking, the unauthorised use of the building fails to encourage sustainable modes of transport, contrary to Policies T1 (Prioritising walking, cycling and public transport) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.
5. In the absence of a legal agreement securing car-free housing, the unauthorised use of the building has the potential to contribute to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport, contrary to Policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.

The enforcement notice requires the following steps to be taken:

- To cease the use of the building for temporary sleeping accommodation.

The appellant has appealed against the notice on grounds (a), (b), (c), (f), as set out at Section 174(2) of the 1990 Act:

- Ground (a) - that planning permission should be granted for what is alleged in the notice.
- Ground (b) - that the breach of control alleged in the enforcement notice has not occurred as a matter of fact.
- Ground (c) - that there has not been a breach of planning control.
- Ground (f) - the steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.

The appeal will be determined on the basis of an Inquiry. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2002.

We will write again to confirm the dates and venue of the Inquiry. Please email PlanningAppeals@camden.gov.uk if you have any questions about attending.

If you wish to send comments to the Planning Inspectorate, make representation online at <https://acp.planninginspectorate.gov.uk/> for case **3355424**.

If you do not have access to the internet, send 3 copies of your letter quoting case number **3355424** to:

Tracy Warry
The Planning Inspectorate
Temple Quay House, Room 3B – Eagle Wing
Bristol
BS1 6PN

All representations must be received **by 6th January 2025**. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference (**3355424**). If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above, too.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this Local Planning Authority and will be considered by the Inspector when determining the appeal.

The enforcement and appeal documents are available for inspection on the Council's website: <http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:EN24/0337>

When made, the appeal decision will be published on the Council's website and under case number **3355424** at <https://acp.planninginspectorate.gov.uk/>

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

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