

Appeal case: 3356264
Enforcement Notice: EN22/0523
Officer: Joshua Cheung
Date: 17 February 2025



Development Management
Regeneration and Planning
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Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)
NOTIFICATION OF AN APPEAL

The Council has been notified of an appeal against the Council's enforcement notice, which has been made to the Planning Inspectorate. The appeal concerns property at:

Flat A
190 Fordwych Road
London
NW2 3NX

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

Without planning permission: Erection of a rear outbuilding, including the connecting rear porch, located adjacent to the side boundary of 188 Fordwych Road.

and the reasons for issuing the enforcement notice are:

The development has occurred within the last 4 years; and
The rear outbuilding, by virtue of its height, depth and location adjacent to neighbouring habitable windows, is an overbearing structure creating a harmful sense of enclosure and loss of daylight/sunlight, detrimental to the amenity of neighbouring occupiers, contrary to policy A1 (Managing the impact of development) of the Camden Local Plan 2017.

and the required action is:

Within a period of FIVE (5) months of the Notice taking effect on 27 November 2024:

1. Completely remove the rear outbuilding, including the connecting rear porch, located adjacent to the side boundary of 188 Fordwych Road; and
2. Remove any constituent materials and make good any damages as a result of the above operation.

Grounds of Appeal

The appellant/s have appealed on ground (d) 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. (x)
- 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. ()
- g) The time given to comply with the notice is too short. ()

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.

Make representation ONLINE (not email):

Search for case **3356264** 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.

All representations must be received by 21 March 2025.

Any representations submitted after the deadline will not usually be considered and will be returned. PAll representations made to PINs must quote the appeal case number. **Please do not email PINs - 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.

How to view the planning and the appeal documents:

The appeals documents are available on our website under enforcement notice **EN22/0523** at <https://www.camden.gov.uk/planning-enforcement>

Direct link:

<http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:EN22/0523>

You can get a copy of our guidance booklet free of charge from you, or on your website, or on GOV.UK <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Kind regards
Supporting Communities Directorate