

Appeal case: 3358176
Enforcement Notice: EN23/0511
Officer: Miles Peterson
Date: 19 February 2025



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

Switchboard: 020 7974 4444

Email: PlanningAppeals@camden.gov.uk

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

Basement And Ground Floor
20 Endell Street
London
WC2H 9BD

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

Without planning permission: the removal of historic metal railings on Betterton Street at ground floor level, the installation of non-heritage sliding windows on the Endell Street elevation at ground floor level, the removal of a historic blind window on Betterton Street at ground floor level, and the installation of a serving hatch on Betterton Street at ground floor level.

and the reasons for issuing the enforcement notice are:

The development has occurred within the last 10 years.

The shopfront alterations, by reasons of their design, materials, form, loss of historic and architectural features result in an incongruous shopfront which causes harm to the character and appearance of the host property and conservation area as well as harm to the setting of the adjacent listed buildings, contrary to policies D1 (Design), D2 (Heritage) and D3 (Shopfronts) of the Camden Local Plan (2017).

and the required action is:

Within a period of SIX (6) months of the Notice taking effect on 26 December 2024:

1. Reinstate metal railings to replicate the design, materials and proportions of those removed from Betterton Street at ground floor level.
2. Completely remove the large sliding windows on the Endell Street elevation at ground floor level and replace with fixed-closed timber windows to replicate those removed.
3. Reinstate the blind window to replicate the design, materials and proportions of that removed on Betterton Street at ground floor level.
4. Remove the serving hatch on Betterton Street at ground floor level and replace with a timber door.

Grounds of Appeal

The appellant/s have appealed on 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.

Make representation ONLINE (not email):

Search for case **3358176** 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 submitted online and received by 01 April 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 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 **EN23/0511** at <https://www.camden.gov.uk/planning-enforcement>

Direct link:

<http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:EN23/0511>

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