

Appeal case: 3359337
Enforcement Notice: EN22/0701
Officer: Angela Ryan
Date: 10 March 2025



Development Management
Regeneration and Planning
London Borough of Camden
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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:

Flat 2
80 Greencroft Gardens
London
NW6 3JQ

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

Installation of a pergola within the rear garden.

and the reasons for issuing the enforcement notice are:

- The development has occurred within the last 4 years;
- The proposed development, by virtue of the loss of rear garden space, results in the over development of the rear garden and a loss openness to the rear of the dwelling, and in combination with inappropriate and out of keeping materiality for its garden setting, causes harm to the character and appearance of the host property, adjoining properties and the South Hampstead Conservation Area, contrary to policy D1 (Design), D2 (Heritage), and A3 (Biodiversity) of the Camden Local Plan 2017; and
- In the absence of a Flood Risk and Drainage Assessment, required due to the increase of impermeable surfacing within a Local Flood Risk Zone, the Applicant has failed to demonstrate that the proposal would not increase flood risk at the site or on adjoining site within an identified Local Flood Risk Zone, contrary to policy CC3 (Water and Flooding) of the Camden Local Plan 2017.

and the required action is:

Within a period of ONE (1) month of the Notice taking effect on 24 January 2025:

Totally remove the pergola structure.

Grounds of Appeal

The appellant/s have appealed on ground (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. ()
- 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 **3359337** 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 made online and received by 14 April 2025.



Any representations submitted after the deadline will not usually be considered and will be returned. Please ensure that all comments and any documents submitted are GDPR compliant – please search **Customer Privacy Notice** at **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 **EN22/0701** at <https://www.camden.gov.uk/planning-enforcement>

Direct link:

<http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:EN22/0701>

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>

Planning Appeals
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Supporting Communities Directorate
London Borough of Camden