

Appeal case: 3362222
Enforcement Notice: EN25/0002
Officer: Joshua Cheung
Date: 3 April 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:

16 Hampstead High Street
London
NW3 1PX

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

Without planning permission: installation of an external shutter box and metal roller shutter to the shopfront.

and the reasons for issuing the enforcement notice are:

The development has occurred within the last 4 years.

The external shutter box and metal roller shutters by reason of its location, design, and appearance results in a dominant and incongruous addition which harms the character and appearance of the host building and the Hampstead Conservation Area contrary to Policies D1 (Design), D2 (Heritage) and D3 (Shopfronts) of the Camden Local Plan 2017; and Policies DH1 (Design), DH2 (Conservation areas and listed buildings), and EC2 (Contributing positively to the retail environment) of the Hampstead Neighbourhood Plan 2018.

and the required action is:

Within a period of THREE (3) months of the Notice taking effect on 13 March 2025:

1. Completely remove the external shutter box and metal roller shutter from the shopfront; and
2. Remove any constituent materials and make good any damages as result.

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 **3362222** 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 15 May 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 **EN25/0002** at <https://www.camden.gov.uk/planning-enforcement>

Direct link:

<http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:EN25/0002>

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