

Appeal case: 3363921
Enforcement Notice: EN24/0468
Officer: Angela Ryan
Date: 08 May 2025



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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:

17 Fordwych Road
London
NW2 3TN

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

Change of use from 7 non-self-contained residential units with shared facilities (HMO) and a 1x3 bed self-contained residential unit to 8 self-contained residential units

and the reasons for issuing the enforcement notice are:

- The development has occurred within the last 10 years.
- The conversion to eight self-contained residential units result in the loss of an HMO and the internal layouts fail to meet acceptable living standards as all the units fall below the required minimum floorspace and in some circumstances offer a poor outlook. There is also a lack of housing choice and mix for existing and future households. The development therefore provides substandard accommodation that negatively impacts the residential amenity of both current and future occupants and is thereby contrary to Policy H6 (Housing Choice and Mix), Policy H7 (Large and Small homes) and Policy H10 (Housing with Shared Facilities) of the London Borough of Camden Local Plan 2017.
- In the absence of a S106 agreement to designate the eight self-contained studio units as car-free development the residential units would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and is thereby contrary to Policies T1 (Prioritising walking, cycling and public transport), and T2 (Parking and car-free development) of the London Borough of Camden Local Plan 2017.

and the required action is:

Within a period of THREE (3) months of the Notice taking effect on 11 April 2025:

1. Cease the use of the property for 8x self-contained residential units;
2. Completely remove the kitchenettes in the 7x studio units;
3. Reinstate the shared kitchen that was previously located at the first floor level;

4. Completely remove the shower rooms in the 7x studio units;
5. Reinstate the bathrooms previously located at ground and first floor levels; and
6. Make good any damage caused as a result of the above works.

Grounds of Appeal

The appellant/s have appealed on grounds (b) and (f) 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. ☒ (x)
- 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. ☐

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 **3363921** 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 by 19 June 2025.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.



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 the Inspectorate will be shared with the Appellant and this LPA - Local Planning Authority. The representations 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 **EN24/0468** at <https://www.camden.gov.uk/planning-enforcement>

Direct link:

<http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:EN24/0468>

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

