



The Planning Inspectorate

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Our Ref: APP/X5210/C/25/3366070

Ms Emma McBurney
Michael Burroughs Associates
93 Hampton Road
Hampton Hill
Hampton
TW12 1JQ

20 May 2025

Dear Ms McBurney,

Town and Country Planning Act 1990
Appeal by Ms Zoe Chan
Site Address: 111 Frognal, LONDON, NW3 6XR

I refer to the above appeal submitted on 20 May 2025.

Where enforcement notices are issued after 25 April 2024, ground (a) is barred if the requirements of s174(2A) are met. Namely, the enforcement notice on related development was issued:

1. Within the time allowed for determination of the retrospective planning application or,
2. Within two years of the date on which the related application ceased to be under consideration.

Sub-section (2AA) explains what is meant by related development.

Our interpretation and application of the relevant sections confirms that ground (a) is barred, because the notice was issued within the two year period after the making of a related application that is no longer under consideration.

This is our final determination on the ground (a) barring matter. Should you wish to challenge this decision, we recommend you seek legal advice. We will no longer enter into any discussion regarding this matter.

I am sending a copy of this letter to the local planning authority.

Yours sincerely,

Enforcement Appeals Officer

Enforcement Appeals Officer

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

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