



# The Planning Inspectorate

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Geri Gohin  
London Borough of Camden  
Development Management  
2nd Floor, 5  
Pancras Square  
London  
N1C 4AG

Your Ref:

Our Ref: APP/X5210/C/21/3286565

10 November 2021

Dear Ms Gohin,

Town and Country Planning Act 1990  
Appeal by Renato Investments Ltd  
Site Address: 86A Plender Street, LONDON, NW1 0JN

I refer to the Enforcement appeal form received on 9 November 2021.

We have checked the documents submitted and confirm that the appeal is valid. If the appointed Inspector confirms that this may not be the case we will write to you again.

In completing the appeal form you have not stated or indicated that you wish to appeal ground (a), that planning permission should be granted for the breach alleged in the notice.

Therefore, the planning merits and any subsequent ground (a) appeal (Ground (a) - that planning permission should be granted (or that the condition or limitation referred to in the enforcement notice should be removed) cannot be considered by the Inspector. The appeal will only be determined on the grounds of appeal as submitted on the appeal form.

For the appellant - If you have not sent copies of your appeal form and other relevant documents to the local planning authority (LPA), please do so immediately.

For the LPA - If you consider the appeal should follow a different procedure than the appellant's preferred procedure as indicated on the appeal form, please confirm in writing to us, setting out your reasons clearly. The Inspector will review all evidence and make the final decision on the procedure, which will be confirmed in our start letter.

Your appeal(s) will now await the appointment of a case officer and Inspector. When available we will write to you starting the appeal (the 'start' letter) setting out details of the timetable, procedure and event details.

Appeals Casework Portal

Details of the appeal will be available to view on the Appeals Casework Portal as soon as a 'start' letter has been issued.

### Important information

The Planning Inspectorate deals with over 20,000 appeals a year in locations all over England. We are experiencing a high demand on our resources and unfortunately this is causing a delays in dealing with our casework. We are putting measures in place to deal with the current delays including the recruitment of additional resources and the introduction of new working practices and hope to recover our position soon.

We are unable to respond to any queries on delays for specific cases. General information about average times is available [here](#). We would also ask you to use our appeals portal for submission of any required documents. This will ensure that all documents are associated with the correct case file. Sending document to us by email or post can lead to delays in the processing of your appeal.

We will write to you again when we are in a position to start the appeal.

Information about the appeals process can be accessed at GOV.UK - <https://www.gov.uk/government/publications/enforcement-appeals-procedural-guide>.

I recommend that you read the relevant guidance.

Yours sincerely,

***Enforcement Appeals Officer***

Enforcement Appeals Officer

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>*