

Enforcement Notice: EN20/1065
Officer: Jennifer Watson
Date: 20 April 2022



Development Management
Regeneration and Planning
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Phone: 020 7974 4444

PlanningAppeals@camden.gov.uk
www.camden.gov.uk/planning

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)
NOTIFICATION OF AN APPEAL

Shop And Premises
40 Gray's Inn Road
London WC1X 8LR

The Council has been notified of an appeal against the enforcement notice **EN20/1065**, which has been made to the Planning Inspectorate.

The appeal concerns the Council's decision to issue an enforcement notice in relation to the following breaches of planning control:

Without planning permission:

- the installation of 3 x air conditioning units in the rear courtyard,
- the installation of a new shopfront.

The Council considers that the works are unacceptable on following grounds:

- In absence of an acoustic survey and noise assessment, given the close proximity to habitable rooms, the cumulative impact of the units give rise to potentially unacceptable levels of noise and disturbance detrimental to the neighbouring residents' amenity contrary to policies A1 (Managing the Impact of Development) and A4 (Noise and Vibration) of the Camden Local Plan (2017).
- the replacement shopfront, by reason of the inappropriate design and materials, is harmful to the character and appearance of the host building and the architectural and townscape significance of the locally listed terrace (nos. 38 to 54) of which the unit forms part, contrary to policy D1 (Design) and D2 (Heritage) of the Council's Local Plan adopted in 2017.
- In the absence of dynamic thermal modelling to demonstrate the need for the 3 x air conditioning units, the Council cannot be satisfied that the proposed works are necessary and

that appropriate climate adaptation measures to reduce the impact of overheating could not be achieved by other preferred measures as set out in the cooling hierarchy proposal is therefore contrary to Policy CC2 (Adapting to climate change) of the Camden Local Plan 2017.

Grounds of Appeal

The appellant/s have appealed on the following grounds:

Ground (a): That planning permission should be granted for what is alleged in the notice, as per reasons outlined in the Appellant's Statement of Case submitted to the Planning Inspectorate.

A copy of the enforcement notice, officer report and appellants appeal statement and documents can be found on the councils web site as follows:

<https://planningrecords.camden.gov.uk/Northgate/complaintsenforcements/enfsearch.aspx>

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 Local Planning Authority (LPA), followed by a site visit.

If you wish to make any comments about the appeal, please email **Opirim Agala** at teame3@planninginspectorate.gov by **23 May 2022** quoting PINs case number **3296151**.

Please do not send your comments directly to the Council.

When the appeal decision is made, it will be published on <https://acp.planninginspectorate.gov.uk> under **case number 3296151**.

Message from the Planning Inspectorate

The planning Inspectorate (PINs) has asked local planning authorities to advise third parties of the importance of referring to PINs web page for up-to-date information about how best to correspond with them. The link to the web site is :

www.gov.uk/government/organisations/planning-inspectorate

Kind regards
Supporting Communities Directorate
London Borough of Camden