

Enforcement Notice: EN21/0386  
Officer: Angela Ryan  
Date: 27 April 2022



**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mansfield CAAC

Dear Sir/Madam

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

**88A Savernake Road, London NW3 2JR**

The Council has been notified of an appeal against the enforcement notice **EN21/0386**, which has been made to the Planning Inspectorate.

The appeal concerns the above site which comprises a semi-detached building within the designated Mansfield Conservation Area. Without planning consent, the following works were carried out:

*Conversion of the ground floor from 1 x self-contained flat into 2 x self-contained flats.*

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

- a) The change of use has occurred within the last 4 years;
- b) The conversion of the ground floor flat into 2 x self-contained units has resulted in the loss of a family sized unit and created a sub-standard 1 x bed unit which by virtue of its floorspace results in sub-standard living accommodation to the detriment of the residential amenity of existing and potential occupiers and is thereby contrary to policies H6 (Housing choice and mix) and policy H7 (Large and small homes) of Camden's Local Plan 2017;
- c) In the absence of a S106 agreement to designate the development 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.

## **Grounds of Appeal**

The appellant/s have appealed on the following grounds as set out at Section 174(2) of the 1990 Act:

(b) That the breach of control alleged in the enforcement notice has not occurred as a matter of fact;

(f) The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.

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 **Tracy Warry** at [teame2@planninginspectorate.gov](mailto:teame2@planninginspectorate.gov) by **07 June 2022** quoting PINs case number **3296760**.

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 3296760**.

## **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](http://www.gov.uk/government/organisations/planning-inspectorate)

Kind regards

Supporting Communities Directorate  
London Borough of Camden