

---

**Homecraft Design Studios**

3 Pennine Parade, Pennine Drive  
London, NW2 1NT  
07801 445580

# Appeal Statement

**122F Finchley Road**  
**London**  
**NW3 5HT**

## Appeal under Ground (f)

---

This statement is submitted in support of an appeal against the Enforcement Notice (ref: **EN22/0480**) for an alleged breach of planning control:

- *Without planning permission, the change of use of the mezzanine floor from beauty clinic (Use Class E) to 3x residential units (Use Class C3) and removal of part of the front facade to create recessed balconies*

The Enforcement Notice was issued on 15/12/22 and required the following steps be taken:

*Within a period of THREE (3) months of the Notice taking effect:*

- 1. Cease the use of the mezzanine floor as 3 residential units (Use Class C3);*
- 2. Remove all kitchens, bathrooms and return the mezzanine floor to its former layout;*  
*and*
- 3. Completely remove the recessed balconies by reinstating the front elevation to match the position, materials, design and proportions of the pre-existing facade.*

It is considered that **these steps are excessive and would impose an unfair and disproportionate financial burden on the Appellant**. Considering some of the aspects specific to this case:

- The high quality build of the residential units and that they satisfy Council guidelines
- The improvement of the shopfront compared to the pre-existing shopfront
- The HMO licence awarded by LB Camden showing that the units comply with Camden's residential accommodation standards
- The development does not harm neighbouring properties, damage neighbouring amenity or negatively impact the street scene
- & others mentioned in the appeal under Ground (a)

If the Inspector does not agree the Notice should be dismissed, the Inspector is respectfully requested to consider lesser steps than those outlined in the Enforcement Notice, such as conversion to a HMO given that a HMO License has already been awarded by the Council