

LOCATION: 152 Green Lane Edgware HA8 8EJ

ALLEGED BREACH: Building Works Not to Approved Plans

Recommended Decision:

No Further Action (not expedient)

Date: 30 March 2020

Case Officer: Brett Sinclair

Closure Summary

Front porch approx 3.2m high. Although 0.2m higher than PD, I believe it is not too out keeping with surrounding area and don't think any further action should be taken.

Nfa, non-expedient.

ENFORCEMENT INVESTIGATION CASE NOTES

Date: 13.06.2018
Description Re-Inspect Site

Notes: Finished front porch does not look exactly to plan but I still feel (as explained in my letter to the complainant) that the changes needed to make the front porch comply would not alter the overall impacts of the porch on the streetscene. I also noted another property a short distance away on the same road having a front porch installed with the same finish and similar size.

Officer Brett Sinclair

Date: 11.06.2018
Description Complainant- email to

Notes: Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Site: 152 Green Lane, Edgware, HA8 8EJ,
Complaint: Building Works Not to Approved Plans

I have been handed a copy of your reply to my initial letter regarding the front porch at the above address. It appears your letters did not reach

me and must have gone astray, I apologise for this and would ask if it would be possible for you to email me as I am certain to receive any email.

When I first visited the property the front porch was not yet completed. As I explained in my first letter, I was aware at that time the porch did not comply with the conditions and limitations of Schedule 2, Part 1, Class D of the Town & Country Planning General Permitted Development Order.

Although the porch did not comply with the above class, I felt that the moderate changes required to make the porch fall under permitted development would not ultimately alter the overall impact of the front porch on the surrounding area. I intend to visit the property now it can be assumed the development is complete. Once I have visited the property I can conclusively decide if the breaches of planning control warrant further enforcement action.

I will update you as soon as I have conducted the site visit.

Yours faithfully,

Officer Brett Sinclair

Date: 26.03.2018
Description No Further Action

Notes:
Officer Brett Sinclair

Date: 26.03.2018
Description Complainant- email to

Notes: via post

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Site: 152 Green Lane, Edgware, HA8 8EJ,
Complaint: Building Works Not to Approved Plans

I refer to your complaint regarding a possible breach of planning control at the above address. I can inform you that the investigation has confirmed that a breach of control had indeed taken place, and I thank you for your assistance in this.

The front porch appeared to be approximately 20cm larger in height than set out within the conditions and limitations of Schedule 2, Part 1, Class D of the Town & Country Planning General Permitted Development

Order.

The power for a local planning authority to take enforcement action is discretionary, and such action should only be taken where it is clear that significant harm is likely to result. Although a technical breach of control under the above Act has occurred, it is not considered to be of sufficient significance in this case to justify formal enforcement action. Following full investigation, I can advise that it has been decided that no further action will be taken in this instance, and the enforcement case is to be closed.

Please feel free to contact me on the above number should you wish to discuss the matter further.

I am sorry that I could not be of greater assistance to you. Nevertheless, I thank you for bringing the matter to my attention.

Yours faithfully,

Brett Sinclair
Planning Assistant
Planning Support Team

Officer Brett Sinclair

Date: 26.03.2018
Description Site Inspection

Notes: Inspected site. Builder present. Front porch approx 3.2m high. Although 0.2m higher than PD, I believe it is not too out keeping with surrounding area.

Officer NFA, non-expedient.
Brett Sinclair

Date: 22.03.2018
Description Site History Check

Notes: 17/6384/192 - Single storey rear extension. Rear outbuilding. Front porch extension. Roof extension involving rear dormer window, 2no. rooflights to front and new gable window to side elevation to facilitate a loft conversion - 09.10.2017 - approved

Officer Brett Sinclair

Date: 21.03.2018
Description Investigation Begun

Notes: Investigation begun by Brett S. Regarding front porch
Officer Brett Sinclair

Date:	19.03.2018
Description	Acknowledgement letter sent

Notes:	
Officer	