

APCAR SMITH PLANNING

Chartered Town Planning Consultants

ENFORCEMENT NOTICE APPEAL

36 SUNNINGFIELDS ROAD, LONDON, NW4 4EL

Appeal Under Ground (a)

This relates solely to the House in Multiple Occupation (HMO) accommodation comprising 2 bedsits with shared facilities, located on the first floor of the appeal premises. The accommodation within the ground floor and loft space (second floor) are dealt with by way of the appeal under Ground (d). It is acknowledged that it would only be appropriate to pursue this appeal under Ground (a) if the appeal under Ground (d) is successful. Therefore if the Inspector is dismissing the appeal under Ground (d) we acknowledge that the appeal under Ground (a) would be illogical and should therefore be dismissed.

If the 3 flats at ground floor level and within the loft space (second floor) are found to be lawful and the appeal under Ground (d) therefore allowed some use needs to be made of the first floor. It would be inappropriate for the first floor to be unoccupied. That would be a waste of suitable residential accommodation.

The 2 bedsit units with shared kitchen and shared bathroom with separate WC are considered to be a wholly appropriate small HMO providing good quality accommodation for the residents of the 2 bedsit units. Whilst the flat within the roof space is accessed via the first floor landing it is not considered that this detrimentally impacts on the amenities of residents of the first floor HMO accommodation.

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