

Planning and Building Control
2 Bristol Avenue
Colindale
London
NW9 4EW

PRATAP VELJI GADHER
36 Sunningfields Road
London
NW4 4RL

contact: [REDACTED]
tel: [REDACTED]
email: [REDACTED]@barnet.gov.uk
website: www.barnet.gov.uk
date: 2 September 2020
reference: ENF/0341/20

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Site: 36 Sunningfields Road, London, NW4 4RL,

Complaint: Without planning permission the conversion of the dwellinghouse into three self contained units and two bed sitting rooms sharing facilities on the first floor.

This local planning authority, the London Borough of Barnet, has issued an enforcement notice relating to the above land and I now serve on you a copy of that notice as you have an interest in the land. Copies of the notice are also being served on the parties listed on the attached schedule who, it is understood, also have an interest in the land.

There is a right of appeal to the Secretary of State (at The Planning Inspectorate) against the notice. Unless an appeal is made, as described below, the notice will take effect on 14 October 2020 and you must then ensure that the required steps, for which you may be held responsible, are taken within the period(s) specified in the notice.

Please see the enclosed information sheet from The Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so that normally it will be delivered by properly addressed pre-paid post/electronic transmission to the Secretary of State (at The Planning Inspectorate) before 14 October 2020.

Under section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds:-

(a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;

(b) that those matters have not occurred;

(c) that those matters (if they occurred) do not constitute a breach of planning control;

(d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;

(e) that copies of the enforcement notice were not served as required by section 172;

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(g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

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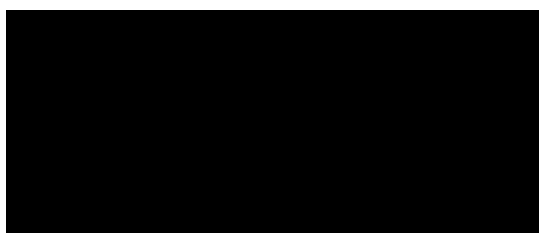
If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee of **£2772.00**.

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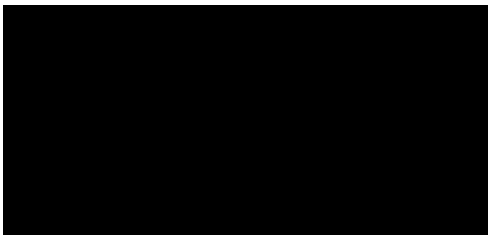
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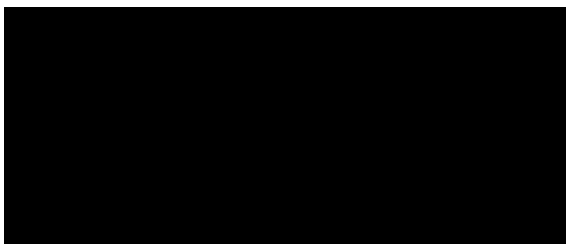
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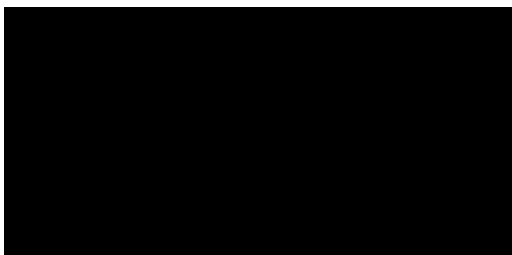
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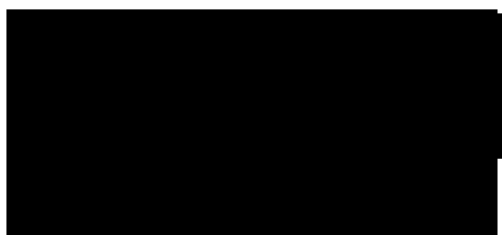
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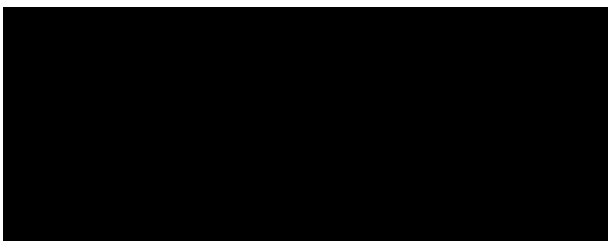
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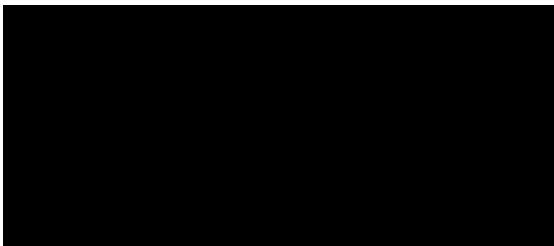
If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee of **£2772.00**.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

The text of the Town and Country Planning Act is available at the following website: <http://www.legislation.gov.uk/ukpga/1990/8/contents> Your attention is particularly drawn to sections 171A, 171B and 172-177 of this Act. Please note that the Act may be amended from time to time and the details above may not fully reflect the latest version.

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Yours faithfully,



Technical Support Officer
Planning Enforcement Team

Planning and Building Control
2 Bristol Avenue
Colindale
London
NW9 4EW

The Owner
Flat 3
36 Sunningfields Road
London
NW4 4RL

contact: [REDACTED]
tel: [REDACTED]
email: [REDACTED]@barnet.gov.uk
website: www.barnet.gov.uk
date: 2 September 2020
reference: ENF/0341/20

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Site: 36 Sunningfields Road, London, NW4 4RL,

Complaint: Without planning permission the conversion of the dwellinghouse into three self contained units and two bed sitting rooms sharing facilities on the first floor.

This local planning authority, the London Borough of Barnet, has issued an enforcement notice relating to the above land and I now serve on you a copy of that notice as you have an interest in the land. Copies of the notice are also being served on the parties listed on the attached schedule who, it is understood, also have an interest in the land.

There is a right of appeal to the Secretary of State (at The Planning Inspectorate) against the notice. Unless an appeal is made, as described below, the notice will take effect on 14 October 2020 and you must then ensure that the required steps, for which you may be held responsible, are taken within the period(s) specified in the notice.

Please see the enclosed information sheet from The Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so that normally it will be delivered by properly addressed pre-paid post/electronic transmission to the Secretary of State (at The Planning Inspectorate) before 14 October 2020.

Under section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds:-

(a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;

(b) that those matters have not occurred;

(c) that those matters (if they occurred) do not constitute a breach of planning control;

(d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;

(e) that copies of the enforcement notice were not served as required by section 172;

(f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;

(g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all of these grounds may be relevant to you.


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Yours faithfully,



Technical Support Officer
Planning Enforcement Team

Planning and Building Control
2 Bristol Avenue
Colindale
London
NW9 4EW

The Occupiers
Bedsits 2 On First Floor
36 Sunningfields Road
London
NW4 4RL

contact: [REDACTED]
tel: [REDACTED]
email: [REDACTED]@barnet.gov.uk
website: www.barnet.gov.uk
date: 2 September 2020
reference: ENF/0341/20

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TOWN AND COUNTRY PLANNING ACT 1990

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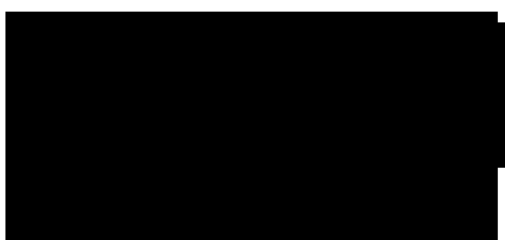
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Yours faithfully,



Technical Support Officer
Planning Enforcement Team

Planning and Building Control
2 Bristol Avenue
Colindale
London
NW9 4EW

PRATAP VELJI GADHER
[REDACTED]

contact: [REDACTED]
tel: [REDACTED]
email: [REDACTED]@barnet.gov.uk
website: www.barnet.gov.uk
date: 2 September 2020
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TOWN AND COUNTRY PLANNING ACT 1990

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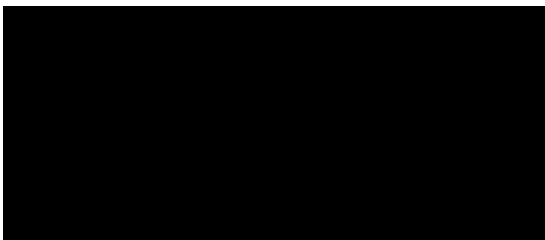
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Technical Support Officer
Planning Enforcement Team

Planning and Building Control
2 Bristol Avenue
Colindale
London
NW9 4EW

PRATAP VELJI GADHER
[REDACTED]

contact: [REDACTED]
tel: [REDACTED]
email: [REDACTED]@barnet.gov.uk
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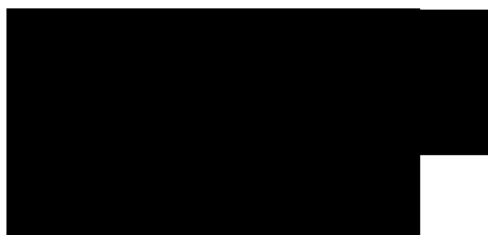
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Technical Support Officer
Planning Enforcement Team

