



Appeal Decision

by **Ken McEntee**

a person appointed by the Secretary of State for Communities and Local Government

Decision date: 29 March 2018

Appeal ref: APP/N5090/C/17/3180803

Land at Site at The Tavern, 75 Cricklewood Lane, London, NW2 1HR

- The appeal is made under section 174 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991.
- The appeal is brought by Mr Ayoub Rofail against an enforcement notice issued by the London Borough of Barnet.
- The notice was issued on 28 June 2017.
- The breach of planning control as alleged in the notice is "The construction of wood and plastic outbuildings and site/rear canopy extension in the rear yard without planning permission".
- The requirements of the notice are "1 Remove the wood and plastic outbuildings and site/rear canopy extension in the rear yard. 2 Permanently remove from the property all constituent materials resulting from the works in 1. Above."
- The period for compliance with the requirements of the notice is "3 Months after this notice takes effect".
- The appeal is proceeding on the ground set out in section 174(2)(g) of the Town and Country Planning Act 1990 as amended.

Summary of decision: The appeal is dismissed and the enforcement notice is upheld without variation.

Reasons for the decision

1. The reason given by the appellant for requiring more time to comply with the notice is in order to obtain quotes from contractors and to dispose of all materials. However, he has not suggested an alternative time period. I am mindful that some 8 months have elapsed since the appeal was submitted with enforcement action effectively suspended. As the compliance period will begin again from the date of this decision, the appellant will effectively have had some 11 months in which to obtain the necessary quotes and to carry out the necessary works to comply with the requirements of the notice.
2. In these circumstances, I see no good reason to extend the compliance period further. The ground (g) appeal fails accordingly.

Formal decision

3. For the reasons given above, the appeal is dismissed and the enforcement notice is upheld.

K McEntee