



Appeal Decision

by **Ken McEntee**

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

Decision date: 4 September 2025

Appeal ref: APP/W5780/C/25/3362052

Land at 100 Glengall Road, Woodford Green, London, IG8 0DL

- 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 Umar Hussain against an enforcement notice issued by the London Borough of Redbridge.
- The notice was issued on 19 February 2025.
- The breach of planning control as alleged in the notice is: "The unauthorised conversion of the single family dwelling house into two flats".
- The requirements of the notice are "i. Cease the use of the property as two self-contained residential units, and ii. Remove additional kitchens and any partitions that facilitates the unauthorised use as two self-contained units and reinstate the single family dwelling house; iii. Remove from the land all building materials and rubble arising from compliance with steps i-ii above."
- The time period for compliance with the notice is within 6 months of the date that the 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 main basis of the appellant's case is that he believes the compliance period of 6 months is too short to allow the current occupiers of the property to find alternative accommodation, and requests that the compliance period be extended to 12 months for this purpose. While I note the reasons for this request, I am mindful that some 6 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 the 12 months requested for the occupants of the property to seek out alternative accommodation and for the necessary works to comply with the requirements of the notice to be carried out. That being the case, there does not appear to be any good reason before me to extend the compliance period further. The appeal fails accordingly.

Formal decision

2. For the reasons given above, the appeal is dismissed and the enforcement notice is upheld without variation.

K McEntee