



Appeal Decisions

No Site visit

by Simon Hand MA

an Inspector appointed by the Secretary of State

Decision date: 25 February 2026

Appeal A Ref: APP/C4615/C/25/3372572

10 Tipton Road, Dudley, West Midlands, DY1 4SH

- The appeal is made under section 174 of the Town and Country Planning Act 1990 (as amended).
 - The appeal is made by Mr Zakir Shah against an enforcement notice issued by Dudley Metropolitan Borough Council.
 - The notice was issued on 14 August 2025.
 - The breach of planning control as alleged in the notice is without planning permission and within the last 10 years, the conversion of the dwellinghouse situate on the Land into four self-contained flats.
 - The requirements of the notice are: i. Cease using the Property as four self-contained flats. ii. Remove from the Property all fixtures and fittings (including kitchenettes, washing machines, bathroom facilities, independent electric supplies and meters, internal wall partitions and doors) that facilitate occupation as self-contained flats and reinstate communal kitchen and bathroom facilities. iii. Remove all waste materials, equipment and debris created as a result of fulfilling the requirements of this Notice from the Land.
 - The period for compliance with the requirements is 90 days.
 - The appeal is proceeding on the ground set out in section 174(2)(c) of the Town and Country Planning Act 1990 (as amended).
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Appeal B Ref: APP/C4615/C/25/3372573

11 Tipton Road, Dudley, West Midlands, DY1 4SH

- The appeal is made under section 174 of the Town and Country Planning Act 1990 (as amended).
 - The appeal is made by Mr Zakir Shah against an enforcement notice issued by Dudley Metropolitan Borough Council.
 - The notice was issued on 14 August 2025.
 - The breach of planning control as alleged in the notice is without planning permission and within the last 10 years, the conversion of the dwellinghouse situate on the Land into four self contained flats..
 - The requirements of the notice are i. Cease using the Property as four self-contained flats. ii. Remove from the Property all fixtures and fittings (including kitchenettes, washing machines, bathroom facilities, independent electric supplies and meters, internal wall partitions and doors) that facilitate occupation as self-contained flats and reinstate communal kitchen and bathroom facilities. iii. Remove all waste materials, equipment and debris created as a result of fulfilling the requirements of this Notice from the Land.
 - The period for compliance with the requirements is: 90 days.
 - The appeal is proceeding on the ground[s] set out in section 174(2)(b) of the Town and Country Planning Act 1990 (as amended).
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Appeal C Ref: APP/C4615/C/25/3372575

12 Tipton Road, Dudley, West Midlands, DY1 4SH

- The appeal is made under section 174 of the Town and Country Planning Act 1990 (as amended).
- The appeal is made by Mr Zakir Shah against an enforcement notice issued by Dudley Metropolitan Borough Council.
- The notice was issued on 14 August 2025.
- The breach of planning control as alleged in the notice is without planning permission and within the last 10 years, the conversion of the dwellinghouse situate on the Land into seven self contained flats.
- The requirements of the notice are i. Cease using the Property as seven self-contained flats. ii. Remove all fixtures and fittings (including kitchenettes, washing machines, bathroom facilities,

independent electric supplies and meters, internal wall partitions and doors) that facilitate occupation as self-contained flats and reinstate communal kitchen and bathroom facilities. iii. Remove all waste materials, equipment and debris created as a result of fulfilling the requirements of this Notice from the Land.

- The period for compliance with the requirements is: 90 days.
 - The appeal is proceeding on the ground set out in section 174(2)(b) of the Town and Country Planning Act 1990 (as amended).
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Decisions on all 3 appeals

1. The appeals are dismissed and the enforcement notices are upheld.

Preliminary Matters

2. The appeals were to be heard at a Hearing, but no evidence was provided for any of the appeals by the appellant. Given this, it was decided to revert to the written representations process.

The appeals on grounds (b) and (c)

3. Ground (c) is for appeal A (No 10) and ground (b) is for appeals B (No 11) and C (No 12).
4. Ground (c) is that the matters alleged are not unlawful as they have planning permission. No evidence has been provided that any planning permission exists for the conversion to 4 self-contained flats. The Council have provided convincing evidence the conversion has taken place so the appeal on ground (c) fails.
5. Ground (b) is that the conversion to four and seven flats respectively for Nos 11 and 12, has not taken place. Again the Council have provided detailed evidence that the conversion has taken place and that the flats are self-contained. No counter evidence has been provided by the appellant so both appeals must fail.

Conclusion

6. I shall dismiss the appeals and uphold all three notices.

Simon Hand

INSPECTOR