



Appeal Decision

Site visit made on 12 May 2026

by **Stephen Hawkins MA, MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 19 May 2026

Appeal Ref: APP/K0425/C/25/3364950

**Land at Polaris Chartered Certified Accountants (Royal British Legion),
Queensmead Road, Loudwater, Buckinghamshire HP10 9TZ**

- The appeal is made under section 174 of the Town and Country Planning Act 1990 (as amended).
 - The appeal is made by Polaris Chartered Certified Accountants against an enforcement notice issued by Buckinghamshire Council.
 - The notice was issued on 17 March 2025.
 - The breach of planning control as alleged in the notice is without planning permission, the installation of external cladding and alterations to fenestration.
 - The requirements of the notice are: 1. Remove the cladding on the external elevations of the building shown in photos 1-3 attached to the notice; 2. Make good the elevations so they appear the same to that which existed prior to the unauthorised development taking place; 3. Remove all materials and debris resulting from complying with steps 1 and 2 of the notice from the land.
 - The period for compliance with the requirements is three months.
 - The appeal is proceeding on the grounds set out in section 174(2)(a) of the Town and Country Planning Act 1990 (as amended). Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.
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Decision

1. Since ground (a) is barred, no further action will be taken in connection with this appeal.

Reasons

2. The appeal premises contains a detached two-storey building in commercial use. The enforcement notice attacks external alterations to the building.
3. The Council refused a planning application for development at the premises described as *'...change of use from hall or meeting place (Class F.2) to provide a mixed-use development comprising ground floor storage and distribution (Class B8), first and second floor office/commercial/business (Class E) and learning and non-residential institution (Class F.1) with insertion of roof lights, erection of single storey rear cycle store extension and detached bin store'*. A subsequent appeal was dismissed in July 2025.¹
4. The effect of s174(2A) of the Act is that ground (a) is barred where the enforcement notice was issued at a time after the making of a related planning application and within two years of the date on which the related application ceased to be under consideration. A planning application is related to an enforcement notice if granting planning permission for the development would involve granting planning permission in respect of the matters specified in the enforcement notice as constituting a breach of planning control (s174(2AA)(a)).

¹ Appeal Ref: APP/K0425/W/25/3359548

An application has ceased to be under consideration including where a subsequent appeal has been dismissed (s174(2AC)(c)(i)).

5. The planning application referred to above is related to the enforcement notice. The external alterations attacked by the notice formed part of that application. The Council's reason for refusing to grant planning permission and the main issue in the subsequent appeal concerned the external alterations and the resulting effect on the character and appearance of the area.

Conclusion

6. Accordingly, the requirements of s174(2A) have been met. Ground (a) is barred. As the appeal was only made on that ground, no further action can be taken.

Stephen Hawkins

INSPECTOR