

The Planning Inspectorate

ENFORCEMENT NOTICE APPEAL FORM (Online Version)

WARNING: The appeal **must** be received by the Inspectorate **before** the effective date of the local planning authority's enforcement notice.

Appeal Reference: APP/G5180/C/25/3363900

A. APPELLANT DETAILS

Name	Mr Luke Osborne
Company/Group Name	Churchfields Road BR3 Ltd
Address	3 Weaver Walk LONDON SE27 0AH
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

A(i). ADDITIONAL APPELLANTS

Do you want to use this form to submit appeals by more than one person (e.g. Mr and Mrs Smith), with the same address, against the same Enforcement notice? Yes ☐ No ☒

B. AGENT DETAILS

Do you have an Agent acting on your behalf?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Name	Mr Tom Lawson
Company/Group Name	Rolfe Judd Planning
Address	Rolfe Judd Ltd, Old Church Court Claylands Road LONDON SW8 1NZ
Phone number	0207 556 1507
Email	toml@rolfe-judd.co.uk
Your reference	P08389
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	London Borough of Bromley
LPA reference number (if applicable)	23/00705/OPDEV
Date of issue of enforcement notice	11/03/2025
Effective date of enforcement notice	15/04/2025

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes ☐ No ☒

Does the appeal relate to an existing property? Yes ☐ No ☒

Address

London Electricity Board Depot
Churchfields Road
London

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes ☒ No ☐

Please describe the health and safety issues

Active scaffolding yard

What is your/the appellant's interest in the land/building?

Owner ☒

Tenant ☐

Mortgagee ☐

None of the above ☐

E. GROUNDS AND FACTS

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? Yes ☐ No ☒

(a) That planning permission should be granted for what is alleged in the notice. ☐

(b) That the breach of control alleged in the enforcement notice has not occurred as a matter of fact. ☐

(c) That there has not been a breach of planning control (for example because permission has already been granted, or it is "permitted development"). ☐

(d) That, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice. ☐

(e) The notice was not properly served on everyone with an interest in the land. ☒

The facts are set out in

☒ see 'Appeal Documents' section

(f) The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections. ☒

The facts are set out in

☒ see 'Appeal Documents' section

(g) The time given to comply with the notice is too short. Please state what you consider to be a ☒

reasonable compliance period, and why.

The facts are set out in

☒ see 'Appeal Documents' section

F. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations

☐

2. Hearing

☐

3. Inquiry

☒

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

☒ the box below

This Appeal is inextricably linked to a separate appeal against the refusal to grant planning permission pursuant to an application submitted by the Appellant under reference 24/00815/FULL2 for development on the same site and amounting to the same works. The refused planning application is subject to a live appeal.

The Appellant requests that the Appeal be heard by way of an Inquiry. This is due to the complexity of the issues raised, which relate to transport and noise that are considered to require a detailed cross-examination of witnesses and evidence. This approach is especially important given the clear difference of opinion between the consultants on behalf of the Appellant and the LPA officer team, and the lack of common ground, notably on the topic of noise.

We believe that the need for the Inspector to sufficiently understand the technical evidence is alone sufficient reason to necessitate an Inquiry.

In any case, there has also been significant public interest in the linked Appeal Scheme with approximately 450 objections. This creates a realistic expectation that other parties may seek to gain Rule 6 status. An inquiry is also an appropriate means for these parties to be able to express their view.

(a) How long do you estimate the inquiry will last?

5 day(s)

(b) How many witnesses do you intend to call?

2

(c) Is there any further information relevant to the inquiry which you need to tell us about?

Yes

☐ No

☒

G. FEE FOR THE DEEMED PLANNING APPLICATION

1. Has the appellant applied for planning permission and paid the appropriate fee for the same development as in the enforcement notice?

Yes

☒ No

☐

a) the date of the relevant application

29/02/2024

b) the date of the LPA's decision (if any)

17/10/2024

2. Are there any planning reasons why a fee should not be paid for this appeal?

Yes

☐ No

☒

If no, and you have pleaded ground (a) to have the deemed planning application considered as part of your appeal, you must pay the fee shown in the explanatory note accompanying your Enforcement Notice.

H. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes ☒ No ☐

Please give details, including our reference number(s), if known.

Linked appeal under reference 24/00815/FULL2 - Not yet validated

I. SUPPORTING DOCUMENTS

01. Enforcement Notice:

☒ see '[Appeal Documents](#)' section

02. Plan (if applicable and not already attached)

☒ see '[Appeal Documents](#)' section

J. CHECK SIGN AND DATE

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full grounds of appeal) to the LPA today.

Signature

Mr Tom Lawson

Date

10/04/2025 15:53:46

Name

Mr Tom Lawson

On behalf of

Mr Luke Osborne

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

K. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full grounds of the appeal) to the LPA.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the enforcement notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

L. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@planninginspectorate.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section:	GROUPS AND FACTS
Document Description:	Facts to support that the notice was not properly served on everyone with an interest in the land.
File name:	250408 - Churchfield Road - Enforcement Appeal Statement.pdf
Relates to Section:	GROUPS AND FACTS
Document Description:	Facts to support that the steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.
File name:	250408 - Churchfield Road - Enforcement Appeal Statement.pdf
Relates to Section:	GROUPS AND FACTS
Document Description:	Facts to support why the time given to comply with the notice is too short. Also state what you consider to be a reasonable compliance period, and why.
File name:	250408 - Churchfield Road - Enforcement Appeal Statement.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. The Enforcement Notice.
File name:	Document 8 - Enforcement Notice.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02. The Plan.
File name:	Document 2 - Delegated Officers Report.pdf
File name:	Document 13 - LBB EHO Comments.pdf
File name:	Document 6 - Watermans Acoustic Report.pdf
File name:	Document 5 - 241008 - Churchfield Road - Revised Informaiton Issued to LPA.zip
File name:	Document 9 - Site Location Plan.pdf
File name:	Document 3 - Decision Notice.pdf
File name:	Document 10 - Official Copy (Lease) 30.03.1990 - SGL541237.pdf
File name:	Document 12 - LBB Highway Comments.pdf
File name:	Document 1 - Application Form.pdf
File name:	Document 4 - 240221 - Churchfield Road COU Record Set.zip
File name:	Document 14 - Existing Site Plan.pdf
File name:	Document 11 - Draft Statement of Common Ground.pdf
File name:	Document 7 - SLR Rebuttal to LBB - Final.pdf

Completed by MR TOM LAWSON

Date 10/04/2025 15:53:46