



Haringey Council
Planning, Regeneration And Economy,
6th Floor, River Park House,
225, High Road,
London,
N22 8HQ

Please reply to: Michael Kotoh-Mortty
Email: michael.kotoh-mortty@enfield.gov.uk
My ref: 25/00094/REFUSE
Date: 25 September 2025

**Town & Country Planning Act 1990
Appeal Under Section 78**

Site address:	Garages, Beech Road, London
Description of development:	Change of use from sui generis to C3, as well as demolition of the existing garages and construction of 20 residential dwellings, bicycle storage, refuse and recycling storage, disabled driver car parking bays, pedestrian access points and associated landscaping. (Relates to planning application reference number 23/03973/FUL)
Application reference:	23/03973/FUL
Appellant's name:	Mr Martin Davis
Appeal reference:	APP/Q5300/W/25/3373277
Appeal start date:	25 September 2025

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Enfield Council to refuse to grant planning permission.

The Appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

Brett Leahy
Director, Planning & Growth
Enfield Council
Civic Centre, Silver Street
Enfield EN1 3XY

www.enfield.gov.uk

⑦ If you need this document in another language or [format](#) contact the service using the details above.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to:

Nicholas Patch, 3D, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

All representations must be received by **30 October 2025**. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference, **APP/Q5300/W/25/3373277**.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection online at <http://planningandbuildingcontrol.enfield.gov.uk/online-applications/> using reference **25/00094/REFUSE**.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Michael Kotoh-Mortty
Planning Officer