

The Planning Inspectorate

QUESTIONNAIRE ADVERTISEMENT CONSENT OR DISCONTINUANCE NOTICE APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter.

Appeal Reference	APP/X5210/Z/23/3324417
Appeal By	THE HOPE LEASE LTD
Site Address	Koko, 1A Camden High Street LONDON NW1 7JE

PART 1

- i) Refusal of consent for the display of the advertisement(s)
- ii) Grant of consent for the display of the advertisement(s)
- iii) Failure of the LPA to give notice of its decision within the appropriate period of an application for consent
- iv) Service of a Discontinuance Notice

Warning: The written representations procedure is an expedited procedure for appeals against refusal of consent for the display of advertisements.

1.b. Do you agree that the written representations procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than the written representations procedure. If your answer is no, please give your reasons below.

Yes No

2.a. Can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land?

Yes No

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal?

Yes No

To assess impact of the advertisement; specifically, the impact of the signs 1, 4, 5 and 6a on the character and appearance of the host listed building, streetscene and Conservation Area.

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection?

Yes No

Camden High Street is part of the A400. The appeal site sits at a junction.

3. Did you notify people about the application? Yes No

Please attach any representations received

see 'Questionnaire Documents' section

PART 2

4. Is one of your grounds for refusal 'Public Safety' involving highway or traffic Yes No

considerations?

5.a. Have you notified anyone about the appeal? Yes No

Please attach

5.b. A copy of the letter with which you notified people about the appeal.

[see 'Questionnaire Documents' section](#)

5.c. A list of the people you notified.

[see 'Questionnaire Documents' section](#)

5.d. For appeals not following the expedited written representations procedure the deadline you gave for their comments to be sent to us.

Deadline:

06/09/2023

6.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes No

6.b. Are there any other appeals or matters adjacent or close to the site still to be considered by us or the Secretary of State? Yes No

APP/X5210/Z/23/3318264
APP/X5210/Z/23/3318914

[see 'Questionnaire Documents' section](#)

PART 3

7.a. Is the site in a Conservation Area? Yes No

Please attach a plan of the Conservation Area with the appeal site identified on the plan

[see 'Questionnaire Documents' section](#)

7.b. Is the site adjacent to a Conservation Area? Yes No

Please attach a plan of the Conservation Area with the appeal site identified on the plan

[see 'Questionnaire Documents' section](#)

8. Is the site in an Area of Special Control of Advertisements? Yes No

9. Is the appeal site within:

a. A Green Belt? Yes No

b. An Area of Outstanding Natural Beauty? Yes No

10.a. Is the appeal site in or adjacent to, or likely to affect, an SSSI and/or an internationally designated site (i.e cSAC, SAC, pSPA, SPA, Ramsar)? Yes No

10.b. Are any protected species likely to be affected by the proposals? Yes No

11.a. Would the proposed advertisement affect the setting of a listed building? Yes No

Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest

[see 'Questionnaire Documents' section](#)

11.b. Was Historic England consulted? Yes No

12.a. Would the proposed advertisement affect an Ancient Monument (whether scheduled or not)? Yes No

13. Do you consider that any condition other than the five standard conditions set out in Schedule 2 of the 2007 Regulations should be imposed in the event that express consent as applied for is granted? Yes No

PART 4

Copies of the following must be attached to this form:

15.a. If the appellant has submitted photographs and a plan with their appeal documents please confirm you are content these are a complete and accurate representation. Yes No

Copies of the following documents must, if appropriate, be attached to this form:

16.a. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;

see '[Questionnaire Documents](#)' section

16.b. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan). You must include the front page, the title and date of approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination;

List of policies:

A1, D1, D2, D4

see '[Questionnaire Documents](#)' section

see '[Questionnaire Documents](#)' section

16.c. extracts of any relevant policies which have been 'saved' by way of a Direction.

16.d. Extracts from any supplementary document that you consider necessary, together with the date of its adoption. In the case of emerging documents, please state what stage they have reached.

see '[Questionnaire Documents](#)' section

16.e. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

16.f. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

16.g. your Authority's CIL charging schedule is being/has been examined;

16.h. your Authority's CIL charging schedule has been/is likely to be adopted.

16.i. Any other relevant information or correspondence you consider we should know about;

see '[Questionnaire Documents](#)' section

16.j. A true copy of the Discontinuance Notice.

17. If this appeal is not following the written representations expedited procedure do you intend to send a further statement about this appeal?

18. Do you wish to attach your statement of case?

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

2022/1124/A

Completed by

Karina Wujek

On behalf of

London Borough of Camden

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/X5210/Z/23/3324417

Appeal By THE HOPE LEASE LTD

Site Address Koko, 1A Camden High Street
LONDON
NW1 7JE

The documents listed below were uploaded with this questionnaire form:

Relates to Section: PART 1
Document Description: 3. Notification response.
File name: Camden Town CAAC.pdf

Relates to Section: PART 2
Document Description: 5.b. A copy of the letter with which you notified people about the appeal.
File name: CAS appeal notification - KOKO advert.pdf

Relates to Section: PART 2
Document Description: 5.c. A list of the people you notified.
File name: CAS appeal notification distribution list.pdf

Relates to Section: PART 2
Document Description: 6.b. Details of other appeals or matters adjacent, or close, to the site still be considered by us or the Secretary of State.
File name: CAS Start Letter - 3318264.pdf
File name: CAS Start Letter 3318914.pdf

Relates to Section: PART 2
Document Description: 7.a. Plan of Conservation Area.
File name: Camden Town CAAMS 4.10.07.pdf
File name: Sub areas map.pdf
File name: Topography map.pdf
File name: Townscape appraisal map.pdf
File name: Urban grain map.pdf
File name: 1935 map.pdf
File name: 1914 map.pdf
File name: 1894 map.pdf
File name: 1875 map.pdf

Relates to Section: PART 2
Document Description: 7.b. Plan of Conservation Area.
File name: Camden Article 4 CAZ Knowledge Quarter mod notice-final for issue (23 February 2023).pdf
File name: CAZ Knowledge Quarter map.pdf
File name: CAZ Knowledge Quarter map - close up (Mornington Crescent).pdf

Relates to Section: PART 3
Document Description: 11.a. Listing description.
File name: CAMDEN PALACE THEATRE - listing 1272425 Historic England.pdf

Relates to Section: PART 4
Document Description: 15.a. The planning officer's report to committee or delegated report on the

application and any other relevant documents/minutes.
File name: Report.pdf

Relates to Section: PART 4
Document Description: 16.b. Extracts from any relevant statutory development plan policies.
File name: Camden Local Plan - cover and introduction.pdf

Relates to Section: PART 4
Document Description: 16.b. Extracts from any relevant statutory development plan policies.
File name: A1 - Managing the Impact of Development.pdf
File name: D1 - Design.pdf
File name: D2 - Heritage.pdf
File name: D4 - Advertisements.pdf

Relates to Section: PART 4
Document Description: 15.d. Extracts from any supplementary document.
File name: Advertisements CPG March 2018.pdf
File name: Pages from Design CPG January 2021 - Intro & chapters 2 (Design excellence) to 3 (Heritage).pdf

Relates to Section: PART 4
Document Description: 16.i. Any other relevant information or correspondence you consider we should know about.
File name: STATUE OF RICHARD COBDEN - listing 1272429 Historic England.pdf
File name: MORNINGTON CRESCENT - listing 1378713 Historic England.pdf
File name: approved and refused drawings as per DN.docx
File name: AHA KKR PR 200SN Proposed Signage Details - Front Facade - approve Signs 2, 3, 7, 8.pdf
File name: AHA KKR PR 202SN Proposed Signage Details - BAYHAM STREET.pdf
File name: AHA KKR PR 203SN Proposed Signage Details BAYHAM PLACE.pdf
File name: 200 Existing KOKO Front Elevation Signage + Lighting.pdf
File name: 201 Existing CROWDALE ROAD Elevation Signage + Lighting.pdf
File name: 202 Existing BAYHAM STREET Elevation Signage + Lighting.pdf
File name: 203 Existing BAYHAM PLACE Elevation Signage + Lighting.pdf
File name: 101 Existing 1F Plan Signage + Lighting.pdf
File name: 104 Existing 4F Plan Signage + Lighting.pdf
File name: 300 Existing Section AA, Signage + Lighting.pdf
File name: 200SN Proposed Signage Details - Front Facade - refuse Signs 1, 4, 5.pdf
File name: 201SN Proposed Signage Details - Crowndale Road - refuse Sign 6a.pdf

The documents listed below were already attached elsewhere with this questionnaire form:

Completed by	Not Set
Date	09/08/2023 16:51:33
LPA	London Borough of Camden