

The Planning Inspectorate

Questionnaire (s39) Listed Building Enforcement Notice (Online Version)

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to the appellant/agent. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

This and any documents which you have indicated as 'To follow' should also be sent to the case officer by the date given in the start letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/X5210/F/23/3328412

Appeal By

THE HOPE LEASE LTD

Site Address

Koko
1A Camden High Street
LONDON
NW1 7JE

PART 1

1.a. Do you agree to the written representation procedure? Yes ☒ No ☐

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land? Yes ☒ No ☐

2.b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes ☒ No ☐

Please explain

To assess impact on this listed building. To assess impact on the Conservation Area.

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes ☒ No ☐

Please describe:

Camden High Street is a part of the A400.

2.d. Would the Inspector have to go onto any privately owned adjoining land as well as the appeal site itself? Yes ☐ No ☒

PART 2

3. Are there any related appeals currently before the Secretary of State, e.g. appeals under s78 or s174 of the Town and Country Planning Act 1990, or under s20 or s39 of the Listed Buildings Act 1990? Yes ☒ No ☐

Please provide our reference numbers:

APP/X5210/F/23/3329211 APP/X5210/Z/23/3324417

4.a. Is the appeal site within a conservation area? Yes ☒ No ☐

Conservation Area:

Designated:

☒ [see 'Questionnaire Documents' section](#)

4.b. Is the appeal site adjacent to a conservation area? Yes ☒ No ☐

Conservation area:

Designated:

☒ [see 'Questionnaire Documents' section](#)

5. As this appeal relates to a listed building enforcement notice, please enclose a copy of the listing of the building or premises specified in the enforcement notice.
☒ [see 'Questionnaire Documents' section](#)

6. Has payment been made of a grant for this building under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953? Yes ☐ No ☒

7. Has any listed building consent been granted previously in respect of the works? Yes ☐ No ☒

PART 3

8.a. a copy of the letter with which you notified people about the appeal. ☒

☒ [see 'Questionnaire Documents' section](#)

8.b. a list of the people you notified and the deadline you gave for their comments to be sent to us. ☒

☒ [see 'Questionnaire Documents' section](#)

The deadline you gave for their comments to be sent to us.

8.c. the planning officer's report to committee or delegated report and any other relevant document/minutes. ☒

☒ [see 'Questionnaire Documents' section](#)

8.d. where ground (e) (s39) has been pleaded, a comprehensive list of conditions which you consider should be imposed if listed building consent is granted. You need not attach this now, but it should reach us within 6 weeks of the starting date. The list must be submitted separately from your appeal statement. ☒

☒ [see 'Questionnaire Documents' section](#)

9.a. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan). ☒

List of policies

☒ [see 'Questionnaire Documents' section](#)

9.b. extracts of any relevant policies which have been 'saved' by way of a Direction. ☐

9.c. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted, and if so when. ☒

List of supplementary planning guidance

☒ [see 'Questionnaire Documents' section](#)

9.d. extracts from any supplementary planning 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.

9.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;

☐

9.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;

☐

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

☐

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

☐

9.i. any other relevant information or correspondence you consider we should know about.

☒

☒ see 'Questionnaire Documents' section

PART 4

10. A true copy of the Enforcement Notice

☒ see 'Questionnaire Documents' section

11. The Enforcement Notice Plan (if applicable)

☒ see 'Questionnaire Documents' section

12. A list of those served with the Notice

☒ see 'Questionnaire Documents' section

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

Yes

☒ No

☐

☒ see 'Questionnaire Documents' section

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

EN23/0145

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/F/23/3328412

Appeal By THE HOPE LEASE LTD

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

The documents listed below were uploaded with this form:

Relates to Section: PART 2

Document Description: 4.a. Plan of the 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: 4.b. Plan of the 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 (Morningson Crescent).pdf

Relates to Section: PART 2

Document Description: 5. A copy of the listing of the building or premises specified in the enforcement notice.

File name: CAMDEN PALACE THEATRE - listing 1272425 Historic England.pdf

Relates to Section: PART 3

Document Description: 8.a. A copy of the letter with which you notified people about the appeal.

File name: Notification of appeal against Enforcement - KOKO, Camden High St.pdf

File name: site notice (KOKO hearing comments deadline) (white A4).pdf

Relates to Section: PART 3

Document Description: 8.b. A list of the people you notified of appeal.

File name: appeal notification distribution list.pdf

File name: by email.docx

Relates to Section: PART 3

Document Description: 8.c. The planning officer's report to committee or delegated report and any other relevant document/minutes.

File name: Report (2022_1123_P & 1862_L & 1124_A).pdf

File name: 2022_1124_A Decision.pdf

File name: 2022_1862_L Decision.pdf

File name: 2022_1123_P Decision.pdf

File name: 2017_6058_P Drawings and documents list.docx

File name:	AHA_KKC_EX_203.pdf
File name:	AHA_KKC_EX_300.pdf
File name:	AHA_KKR_PL_200CCTV.pdf
File name:	AHA_KKR_PL_201-1CCTV.pdf
File name:	AHA_KKR_PL_201-2CCTV.pdf
File name:	AHA_KKR_PL_201LR.pdf
File name:	AHA_KKR_PR_101LT.pdf
File name:	AHA_KKR_PR_104LT.pdf
File name:	AHA_KKR_PR_200LT.pdf
File name:	AHA_KKR_PR_200SN.pdf
File name:	AHA_KKR_PR_201SN.pdf
File name:	AHA_KKR_PR_202SN.pdf
File name:	AHA_KKR_PR_203SN.pdf
File name:	AHA_KKS_EX_0002 Existing Site Plan.pdf
File name:	AHA_KKS_EX_101.pdf
File name:	AHA_KKS_EX_104.pdf
File name:	AHA_KKS_EX_200.pdf
File name:	AHA_KKS_EX_201.pdf
File name:	AHA_KKS_EX_202.pdf
File name:	Rev 221019 Duct route options.pdf
File name:	Rev Ventilation Louvre Options.pdf
File name:	Camden Town CAAC Response.pdf
Relates to Section:	PART 3
Document Description:	9.a. Extracts from any relevant statutory development plan policies.
File name:	Camden Local Plan - cover and introduction.pdf
File name:	A1 - Managing the Impact of Development.pdf
File name:	D1 - Design.pdf
File name:	D2 - Heritage.pdf
Relates to Section:	PART 3
Document Description:	9.c. Extracts from any supplementary planning guidance.
File name:	Amenity CPG January 2021.pdf
File name:	Design CPG January 2021.docx
Relates to Section:	PART 3
Document Description:	9.i. Other relevant information.
File name:	2017_6070_L Decision.pdf
File name:	2017_6058_P Legal Agreement.pdf
File name:	2017_6058_P Decision.pdf
File name:	2017_6058_P Officer Committee Report.pdf
File name:	2020_4491_L Decision (Listed Building Consent Granted).pdf
Relates to Section:	PART 4
Document Description:	10. A true copy of the Enforcement Notice.
File name:	EN23_0145 Enforcement Notice - without schedule of addresses.pdf
Relates to Section:	PART 4
Document Description:	12. A list of those served with the Notice.
File name:	Enforcement Notice - with schedule of addresses.pdf

The documents listed below are to follow by post:

Relates to Section:	PART 2
Document Description:	7. A copy of the listed building consent and any documents necessary for its interpretation.
Relates to Section:	PART 3
Document Description:	8.d. Where ground (e) (s39) has been pleaded, a comprehensive list of

conditions which you consider should be imposed if listed building consent is granted.

Relates to Section: PART 4

Document Description: 11. The Enforcement Notice Plan.

Relates to Section: PART 4

Document Description: 13. Statement of case.

Completed by

Not Set

Date

18/09/2023 11:09:31

LPA

London Borough of Camden