

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (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. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

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/W/23/3322027

Appeal By

PEAK GROUP LONDON LTD

Site Address

2A Gate Street
LONDON
WC2A 3HP

PART 1

1.a. Do you consider the written representation procedure to be suitable? 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, 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

Please explain

To assess impact on the host building, streetscene and this part of the Bloomsbury Conservation Area.
To assess impact on the setting of the listed buildings.

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

3.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

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

Please give our reference number(s)

APP/X5210/W/22/3302786

Please attach details

see 'Questionnaire Documents' section

PART 2

4. Does the appeal relate to an application for approval of reserved matters?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
5. Was a site ownership certificate submitted with the application?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
6.a. If a press advert notice was published, please upload a copy <input checked="" type="checkbox"/> see ' Questionnaire Documents ' section			
6.b. If any representations were received as a result of the notice, please upload copies <input checked="" type="checkbox"/> see ' Questionnaire Documents ' section			
7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
8. Please indicate the development type for the application to which the appeal relates.			
Major Developments			<input type="checkbox"/>
Minor Developments			<input checked="" type="checkbox"/>
Other Developments			<input type="checkbox"/>
8.b. Minor Developments			
Dwellings			<input checked="" type="checkbox"/>
Offices/R and D/light industry			<input type="checkbox"/>
General industry/storage/warehousing			<input type="checkbox"/>
Retail and services			<input type="checkbox"/>
Traveller caravan pitches			<input type="checkbox"/>
All other minor developments			<input type="checkbox"/>
Is the appeal site within:			
9.a. A Green Belt?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 3

11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.a. Is the site in a Conservation Area? Please attach a plan of the Conservation Area <input checked="" type="checkbox"/> see ' Questionnaire Documents ' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
12.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.b. Would the proposed development affect the setting of a listed building?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>

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

see 'Questionnaire Documents' section

13.c. If YES to 13.a or 13.b, was Historic England consulted? Yes No

Please attach a copy of any comments

see 'Questionnaire Documents' section

14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953? Yes No

15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)? Yes No

16. Is any part of the site subject to a Tree Preservation Order? Yes No

17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site? Yes No

18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority? Yes No

19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)? Yes No

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

PART 4

Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes No

Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes No

20.c.i. Have you issued a screening opinion (SO) Yes No

Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement? Yes No

Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development. Applies N/A

see 'Questionnaire Documents' section

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Yes No

Please inform the appropriate bodies of the appeal now and ask for any comments to be sent to us by the date your statement is due.

PART 5

22. Do you wish to attach your statement of case? Yes No

For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal? Yes No

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

24.a. a copy of the letter with which you notified people about the appeal;

[see 'Questionnaire Documents' section](#)

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

24.c. all representations received from interested parties about the original application;

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

[see 'Questionnaire Documents' section](#)

24.e. any representations received as a result of a service of a site ownership notification;

24.f. 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 the 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.

[see 'Questionnaire Documents' section](#)

[see 'Questionnaire Documents' section](#)

List of policies

A1 Managing the impact of development C5 Safety and security C6 Access for all CC1 Climate change mitigation CC2 Adapting to climate change CC3 Water and flooding CC4 Air quality CC5 Waste D1 Design D2 Heritage DM1 (Delivery and monitoring) H1 Maximising housing supply H3 Protecting existing homes H4 Maximising the supply of affordable housing H6 Housing choice and mix H7 Large and small homes T1 Prioritising walking, cycling and public transport T2 Parking and car-free development T3 Transport infrastructure T4 Sustainable movement of goods and materials

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;

24.h. 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;

[see 'Questionnaire Documents' section](#)

24.i. 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.

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;

Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

24.k. 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;

24.l. 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;

24.m. your Authority's CIL charging schedule is being/has been examined;

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

24.o. any other relevant information or correspondence you consider we should know about.

see 'Questionnaire Documents' section

For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes No

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes No

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

2022/1065/P

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/W/23/3322027

Appeal By PEAK GROUP LONDON LTD

Site Address
2A Gate Street
LONDON
WC2A 3HP

The documents listed below were uploaded with this form:

Relates to Section: PART 1
Document Description: 3.b. Copies of any other appeals or matters, including our reference number(s) which are adjacent or close to the site still being considered by us or the Secretary of State.
File name: Start letter 3302786.pdf

Relates to Section: PART 2
Document Description: 6.a. A copy of the notice published.
File name: Camden Press Advert - CNJ 19.05.2022.doc

Relates to Section: PART 2
Document Description: 6.b. Any representations received as a result of that notice.
File name: Consultation response 01 06 22.pdf

Relates to Section: PART 3
Document Description: 12.a. A plan of the Conservation Area.
File name: Bloomsbury CAAMS (2011).pdf
File name: Bloomsbury CA Urban Grain.pdf
File name: Bloomsbury CA Townscape.pdf
File name: Bloomsbury CA Sub Areas.pdf
File name: Bloomsbury CA Sub Area 9.pdf
File name: Bloomsbury CA map.pdf
File name: Bloomsbury CA Listed Buildings.pdf
File name: Bloomsbury CA 1914.pdf
File name: Bloomsbury CA 1910 - 1922.pdf
File name: Bloomsbury CA 1894.pdf
File name: Bloomsbury CA 1875 - 1878.pdf

Relates to Section: PART 3
Document Description: 13.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.
File name: 1 and 2 Lincoln's Inn Fields - listing 1379323 Historic England.pdf
File name: 233 High Holborn - 1378888 Historic England.pdf
File name: Africa House - listing 1379261 Historic England.pdf
File name: Roman Catholic Church of St Anselm and St Cecilia- listing 1379265 Historic England.pdf
File name: POWIS HOUSE AND ATTACHED RAILINGS - listing 1379336 Historic England.pdf

Relates to Section: PART 3
Document Description: 13.c. A copy of comments from Historic England.
File name: HE letter (17 08 23).pdf

Relates to Section: PART 4
Document Description: 20.e. A copy of the site notice and local advertisement published as required for EIA development.
File name: 2022.1065.P - 2C Gate St WC2A 3HP.jpeg
File name: 2022.1065.P - 4 Gate St WC2A 3HP.jpeg
File name: 2022.1065.P - 4 Lincoln's Inn Fields WC2A 3AA.jpeg
File name: 2022.1065.P - Gate St WC2A.jpeg

Relates to Section: PART 5
Document Description: 24.a. A copy of the letter with which you notified people about the appeal.
File name: 2a Gate Street - site notice and press advert (wc 04 09 23).pdf
File name: 3322027 - 2022.1065.P - 72-78 Kingsway WC2B 6AH.jpeg
File name: 3322027 - 2022.1065.P - 72-78 Kingsway WC2B 6AH-2.jpeg
File name: 3322027 - 2022.1065.P - Gate St WC2A.jpeg
File name: 3322027 - 2022.1065.P - Lincoln's Inn Fields WC2A.jpeg
File name: 3322027 - 2022.1065.P - Remnant St WC2B.jpeg

Relates to Section: PART 5
Document Description: 24.d. 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 5
Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.
File name: Camden Local Plan - cover and introduction.pdf

Relates to Section: PART 5
Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.
File name: A1 - Managing the Impact of Development.pdf
File name: C5 - Safety and Security.pdf
File name: C6 - Access for all.pdf
File name: CC1 - Climate Change Mitigation.pdf
File name: CC2 - Adapting to Climate Change.pdf
File name: CC3 - Water and Flooding.pdf
File name: CC4 - Air Quality.pdf
File name: CC5 - Waste.pdf
File name: D1 - Design.pdf
File name: D2 - Heritage.pdf
File name: DM1 - Delivering and Monitoring.pdf
File name: H1 - Maximising Housing Supply.pdf
File name: H3 - Protecting Existing Homes.pdf
File name: H4 - Maximising the Supply of Affordable Housing.pdf
File name: H6 - Housing Choice and Mix.pdf
File name: H7 - Large and Small Homes.pdf
File name: T1 - Prioritising Walking, Cycling and Public Transport.pdf
File name: T2 - Parking and Car Free Development.pdf
File name: T3 - Transport Infrastructure.pdf
File name: T4 - Sustainable Movement of Goods and Materials - Copy.pdf

Relates to Section: PART 5
Document Description: 24.h. Copies of 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.
File name: Amenity CPG January 2021.pdf
File name: Developer contributions CPG March 2019 (Planning Obligations).pdf
File name: Housing CPG January 2021.pdf

File name:	Transport CPG January 2021.pdf
File name:	Design CPG 2021.docx
Relates to Section:	PART 5
Document Description:	24.o. Copies of any other relevant information or correspondence you consider we should know about.
File name:	Gothic drinking fountain- 1379337 Historic England.pdf
File name:	Lincoln's Inn Fields - listing 1000819 Historic England.pdf
File name:	Pair of lamp posts - listing 1446844 Historic England.pdf
Completed by	Not Set
Date	22/09/2023 09:22:26
LPA	London Borough of Camden