

## 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/23/3331072

Appeal By

MR M NAMAKI

Site Address

Gloucester Lodge 12 Gloucester Gate and 12 & 13 Gloucester Gate Mews  
London  
NW1 4HG

#### 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 of the development on the listed building and/or its setting; and, the Conservation Area.

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 ☐

Please give our reference number(s) and if necessary attach details

APP/X5210/Y/23/3331076

Please attach details

☒ see 'Questionnaire Documents' section

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 ☒

#### 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			
7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
<b>8. Please indicate the development type for the application to which the appeal relates.</b>			
Major Developments			<input type="checkbox"/>
Minor Developments			<input checked="" type="checkbox"/>
Other Developments			<input type="checkbox"/>
<b>8.b. Minor Developments</b>			
Dwellings			<input 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 checked="" type="checkbox"/>
<b>Is the appeal site within:</b>			
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"/>

<b>PART 3</b>			
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?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach a plan of the Conservation Area <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
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 checked="" type="checkbox"/> No	<input type="checkbox"/>
<input checked="" type="checkbox"/> Grade I			
<input type="checkbox"/> Grade II*			
<input type="checkbox"/> Grade II			

Date of the listing	14/05/1974		
Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest			
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
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			
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
13.c. If YES to 13.a or 13.b, was Historic England consulted?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach a copy of any comments			
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.b. Are any protected species likely to be affected by the proposals?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

  

<b>PART 4</b>			
<b>Environmental Impact Assessment - Schedule 1</b>			
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
<b>Environmental Impact Assessment - Schedule 2</b>			
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
20.c.i. Have you issued a screening opinion (SO)	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
<b>Environmental Impact Assessment - Environmental Statement (ES)</b>			
20.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
<b>Environmental Impact Assessment - Publicity</b>			

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;

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☒ see 'Questionnaire Documents' section

Deadline

05/01/2024

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

☒

☒ see 'Questionnaire Documents' section

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

☐

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

List of local policies to follow.

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.*

☒ see 'Questionnaire Documents' section

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;

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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

2023/1742/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/23/3331072
Appeal By	MR M NAMAKI
Site Address	Gloucester Lodge 12 Gloucester Gate and 12 & 13 Gloucester Gate Mews London NW1 4HG

### The documents listed below were uploaded with this form:

<b>Relates to Section:</b>	PART 1
<b>Document Description:</b>	3.a. Copies of any other appeals or matters, including our reference number(s) relating to the same site still being considered by us or the Secretary of State.
<b>File name:</b>	START LETTER - HEARING 3331072 & 3331076.pdf
<b>Relates to Section:</b>	PART 2
<b>Document Description:</b>	6.a. A copy of the notice published.
<b>File name:</b>	PRESS ADVERT CNJ 15-06-23.doc
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.a. A plan of the Conservation Area.
<b>File name:</b>	Regents Park CAAMS (2011).pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	13.a. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.
<b>File name:</b>	GLOUCESTER LODGE - listing 1078323 Historic England.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	13.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.
<b>File name:</b>	2 to 11 Gloucester Gate - listing 1078322 Historic England.pdf
<b>File name:</b>	Regent's Park - listing 1000246 Historic England.pdf
<b>File name:</b>	15 Gloucester Gate - listing 1078325 Historic England.pdf
<b>File name:</b>	Gloucester Gate Lodge - listing 1078330 Historic England.pdf
<b>File name:</b>	Statue and fountain - listing 1078326 Historic England.pdf
<b>File name:</b>	Gloucester Gate Bridge - listing 1078329 Historic England.pdf
<b>File name:</b>	Garden railings to Gloucester Gate Lodge- listing 1078331 Historic England.pdf
<b>File name:</b>	Garden railings to 12 -14 Gloucester Gate - listing 1078324 Historic England.pdf
<b>File name:</b>	213, 215, 217 Albany Street - listing 1378616 Historic England.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	13.c. A copy of comments from Historic England.
<b>File name:</b>	Historic England (both letters 27 June 2023).pdf
<b>Relates to Section:</b>	PART 4
<b>Document Description:</b>	20.e. A copy of the site notice and local advertisement published as required for EIA development.
<b>File name:</b>	2023.1770.P & 2023.2287.L - Gloucester Gate Mews NW1.jpeg
<b>File name:</b>	2023.1770.P & 2023.2287.L - 14-15 Gloucester Gate NW1 4HG.jpeg

<b>File name:</b>	2023.1770.P & 2023.2287.L - 219 Albany St NW1 4AB.jpeg
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.a. A copy of the letter with which you notified people about the appeal.
<b>File name:</b>	notification letter (Hearing) Gloucester Lodge.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.b. A document containing a list of the people you notified of the appeal.
<b>File name:</b>	notification letter (Hearing) distribution list.pdf
<b>File name:</b>	CAAC.docx
<b>File name:</b>	notification letter (Hearing) distribution list (2).pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.c. Copies of all representations received from interested parties about the original application.
<b>File name:</b>	Regent s Park CAAC (3 July 2023).pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	Camden Local Plan - cover and introduction.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	List of local policies to follow.docx
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	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.
<b>File name:</b>	CPGs to follow.docx
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.j. Copies of all conditions which you consider should be imposed if planning permission is granted.
<b>File name:</b>	List of Conditions to follow.docx
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.o. Copies of any other relevant information or correspondence you consider we should know about.
<b>File name:</b>	Appeal decisions 10 June 2019.pdf
<b>File name:</b>	2017_4111_P & 2017_4133_L Report.pdf
<b>File name:</b>	Camden Local Plan - cover and introduction.pdf
<b>File name:</b>	A1 - Managing the Impact of Development.pdf
<b>File name:</b>	D1 - Design.pdf
<b>File name:</b>	D2 - Heritage.pdf
<b>File name:</b>	Pages from Design CPG January 2021 - cover & table of contents.pdf
<b>File name:</b>	Pages from Design CPG January 2021 - section 3.pdf
<b>File name:</b>	Legal Agreement dated 9th April 2019.pdf
<b>File name:</b>	2017_4133_L Decision.pdf
<b>File name:</b>	2017_4111_P Decision.pdf
<b>File name:</b>	2016_4549_P Decision.pdf
<b>File name:</b>	2016_4554_L Decision.pdf
<b>File name:</b>	Legal Agreement dated 22nd December 2016.pdf
<b>File name:</b>	2016_4549_P & 2016_4554_L Report.pdf
<b>File name:</b>	2020_0427_L Decision.pdf
<b>File name:</b>	2020_0441_P Decision.pdf
<b>File name:</b>	Deed of Variation dated 9th October 2020.pdf

**File name:** 2021\_5044\_L Decision.pdf  
**File name:** 2021\_5051\_P Decision.pdf  
**File name:** 2021\_5200\_P Decision.pdf  
**File name:** 2021\_5371\_L Decision.pdf  
**File name:** 2021\_5603\_P Decision.pdf  
**File name:** 2022\_2916\_P Decision.pdf

**Completed by** Not Set

**Date** 08/12/2023 13:59:40

**LPA** London Borough of Camden