

## 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/24/3341090

Appeal By

HOL PROPERTIES (UK) LIMITED

Site Address

103 King's Cross Road  
LONDON  
WC1X 9LP

#### 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 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

Proximity of A201.

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)

Appeal against refusal of a development in Kings Cross Road: APP/X5210/W/21/3287733

Please attach details

see 'Questionnaire Documents' section

## PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes  No
5. Was a site ownership certificate submitted with the application? Yes  No
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  No
- 6.a. If a press advert notice was published, please upload a copy  
 see 'Questionnaire Documents' section
7. Does the appeal relate to a county matter? Yes  No
- 8. Please indicate the development type for the application to which the appeal relates.**
- Major Developments
- Minor Developments
- Other Developments
- 8.b. Minor Developments**
- Dwellings
- Offices/R and D/light industry
- General industry/storage/warehousing
- Retail and services
- Traveller caravan pitches
- All other minor developments
- Is the appeal site within:**
- 9.a. A Green Belt? Yes  No
- 9.b. An Area of Outstanding Natural Beauty? Yes  No
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  No

## PART 3

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

13.c. If YES to 13.a or 13.b, was Historic England consulted?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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"/>

#### 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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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##### 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	<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"/>

##### Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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##### 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. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Applies <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>
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21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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**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;

[see 'Questionnaire Documents' section](#)

Deadline

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;

[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](#)

[see 'Questionnaire Documents' section](#)

List of policies

A1 (Managing the impact of development) CC5 (Waste) D1 (Design) D2 (Heritage) DM1 (Delivery and monitoring) G1 (Delivery and location of growth) H1 (Maximising housing supply) H4 (Maximising the supply of affordable housing) H7 (Large and small homes) T1 (Prioritising walking, cycling and public transport) T2 (Parking and car-free development) 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

Completed by

On behalf of

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/24/3341090

Appeal By HOL PROPERTIES (UK) LIMITED

Site Address  
103 King's Cross Road  
LONDON  
WC1X 9LP

### 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:** APPEAL FORM 3287733.pdf

**Relates to Section:** PART 2  
**Document Description:** 6.a. A copy of the notice published.  
**File name:** CNJ 28 07 22.doc

**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 1914.pdf  
**File name:** Bloomsbury CA 1910 - 1922.pdf  
**File name:** Bloomsbury CA 1894.pdf  
**File name:** Bloomsbury CA 1875 - 1878.pdf  
**File name:** Bloomsbury CA Listed Buildings.pdf  
**File name:** Bloomsbury CA map.pdf  
**File name:** Bloomsbury CA Townscape.pdf  
**File name:** Bloomsbury CA Urban Grain.pdf  
**File name:** Bloomsbury CA Sub Areas.pdf  
**File name:** Bloomsbury CA Sub Area 14 Townscape.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:** 65 CUBITT STREET - listing 1067383 Historic England.pdf  
**File name:** 34 CUBITT STREET - listing 1067382 Historic England.pdf  
**File name:** 32 CUBITT STREET - listing 1067380 Historic England.pdf  
**File name:** 54-72 FREDERICK STREET - listing 1113055 Historic England.pdf  
**File name:** 48, 50, 52 FREDERICK STREET - listing 1113053 Historic England.pdf  
**File name:** 42, 44, 46 FREDERICK STREET - listing 1113051 Historic England.pdf  
**File name:** 34-40 FREDERICK STREET - listing 1113049 Historic England.pdf  
**File name:** 28, 30, 32 FREDERICK STREET - listing 1322174 Historic England.pdf  
**File name:** 12-26 FREDERICK STREET - listing 1322172 Historic England.pdf  
**File name:** 1-7 FREDERICK STREET - listing 1322167 Historic England.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:** 2022.2623.P - Frederick St WC1X.jpeg

<b>File name:</b>	2022.2623.P - 1A Frederick St WC1X ONG.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 (WR) 103 Kings Cross Rd.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>	Appeal notification distribution list.pdf
<b>File name:</b>	3FLATS103KCXR.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>	CAAC (6 Aug 22).pdf
<b>File name:</b>	CAAC (5 Feb 23).pdf
<b>File name:</b>	BRAG (1 Sept 22).pdf
<b>File name:</b>	BRAG (2 Feb 23).pdf
<b>File name:</b>	5xOBJ (PV, MF, MS, J, RC) Aug 22.pdf
<b>File name:</b>	1xOBJ (SC).pdf
<b>File name:</b>	1xOBJ (PK).pdf
<b>File name:</b>	1xOBJ (KR).pdf
<b>File name:</b>	1xOBJ (JL) 1 Frederick St.pdf
<b>File name:</b>	1xOBJ (JF) 105 KXR.pdf
<b>File name:</b>	1xOBJ (ASM) 101B KXR.pdf
<b>File name:</b>	3xOBJ (31 Jan 23) A,B,C 103 KXR.pdf
<b>File name:</b>	1xOBJ (RC) (2) B 103 KXR.pdf
<b>File name:</b>	1xOBJ (PV) (2) C 103KXR.pdf
<b>File name:</b>	1xOBJ (PV) (3) C 103KXR.pdf
<b>File name:</b>	1xOBJ (MS) (2) A 103KXR.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
<b>File name:</b>	Delegated Report.pdf
<b>File name:</b>	Council's Conservation Officer (18 Jan 23).pdf
<b>File name:</b>	Council's Conservation Officer (14 Oct 22).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>	A1 - Managing the Impact of Development.pdf
<b>File name:</b>	CC5 - Waste.pdf
<b>File name:</b>	D1 - Design.pdf
<b>File name:</b>	D2 - Heritage.pdf
<b>File name:</b>	DM1 - Delivering and Monitoring.pdf
<b>File name:</b>	G1 - Delivery and Location of Growth.docx
<b>File name:</b>	H1 - Maximising Housing Supply.pdf
<b>File name:</b>	H4 - Maximising the Supply of Affordable Housing.pdf
<b>File name:</b>	H7 - Large and Small Homes.pdf
<b>File name:</b>	T1 - Prioritising Walking, Cycling and Public Transport.pdf
<b>File name:</b>	T2 - Parking and Car Free Development.pdf
<b>File name:</b>	T4 - Sustainable Movement of Goods and Materials - Copy.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>	Council's Decision Statement (12 May 2017) (Refusal of Community RTB Order).pdf
<b>File name:</b>	Application for a Neighbourhood Area (30 September 2015).pdf
<b>File name:</b>	Mount Pleasant Neighbourhood Forum Application (30 September 2015).pdf
<b>File name:</b>	Mount Pleasant NF Constitution (adopted 18 January 2022).pdf
<b>File name:</b>	MPNF (redesignated for 5 years until September 2028).pdf
<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>	Amenity CPG January 2021.pdf
<b>File name:</b>	Design CPG January 2021.docx
<b>File name:</b>	Developer Contributions CPG March 2019.pdf
<b>File name:</b>	Housing CPG January 2021.pdf
<b>File name:</b>	Transport CPG January 2021.pdf
<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>	2004_5048_P Full planning permission granted (s106).pdf
<b>File name:</b>	2004_5048_P Legal agreement.pdf
<b>File name:</b>	2004_5048_P OS Extract.pdf
<b>File name:</b>	2004_5048_P Drawings.pdf
<b>File name:</b>	2016_4749_P Certificate of Lawfulness (Existing) Granted.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	14/05/2024 19:20:06
<b>LPA</b>	London Borough of Camden