

Application No.: 2022/2529/P
Contact: Ewan Campbell
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Date: 16 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
5 Pancras Square
N1C 4AG

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PlanningAppeals@camden.gov.uk
www.camden.gov.uk/planning

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTIFICATION OF APPEAL - HEARING
To open at 10am on TUESDAY 1 OCTOBER 2024 (1 day)

Site Address:	71 Avenue Road London NW8 6HP
Description of development:	Erection of a two storey, single family dwellinghouse (Class C3) with basement and accommodation in the roof space, following the demolition of existing
Application Number:	2022/2529/P
Appellant's name:	Mrs & Mr Susan & Meir Noo Noo Gareh
Planning Inspectorate reference (case number in bold):	APP/X5210/W/24/ 3346714
Appeal start date:	15 July 2024

We refer to the above details. An appeal has been made to the Secretary of State against the London Borough of Camden: Full Planning Permission Refused

The appeal will be determined by an inspector appointed by the Secretary of State on the basis of a public **hearing**. The procedure to be followed is set out in The Town and Country Planning (Hearings Procedure) (England) Rules 2000, as amended.

The hearing will open at 10am on **TUESDAY 1 OCTOBER 2024** for one day. We will confirm the venue nearer the time.

You may attend the hearing to observe or, at the inspector's discretion, to speak. Anyone wishing to speak at the hearing should make themselves known to the Inspector on the day, as the Planning Inspectorate will not respond to requests to speak at the event in advance of the hearing.

All queries relating to the venue should be directed to the local planning authority (LPA). If you would like to attend, it would be helpful if you could possibly email PlanningAppeals@camden.gov.uk

We have forwarded all the representations made to the LPA on the planning application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

At the hearing it is not necessary to repeat any of the points already made and restating points won't add any weight. Should individual persons wish to make the same points, it would be helpful to appoint a spokesperson.

To modify/withdraw your previous representation or make new comments:

MAKE REPRESENTATION ONLINE (not email)

Search **appeal case 3346714** at **<https://acp.planninginspectorate.gov.uk>**

The appeal decision will be published here, too.

MAKE REPRESENTATION BY LETTER

Please send your letter, 3 copies if possible, quoting case **3346714** to:

The Planning Inspectorate
Temple Quay House - 3D Eagle
Bristol
BS1 6PN

All representations must be received by 23 August 2024.

Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate (PINs) does not acknowledge receipt of representations. All representations made to PINs must quote the appeal case number. **Please do not email PINs - use the online or postal option to make representation.**

Please ensure that all comments/documents submitted are GDPR compliant. There is guidance on what GDPR is available on gov.uk - principally it is about not revealing *sensitive* information about yourself or others in your representation, such as personal telephone numbers, email addresses, background, religion, health, sheltered address, etc. This is because your representation to PINs will be shared with the Appellant and this LPA - Local Planning Authority.

Your representation will be considered by the Inspector when determining the appeal. The Inspector appointed is C Carpenter BA MA MRTPI.

The appeals documents are available on our website **Camden.gov.uk/ViewPlans** using the application number. Direct link:

<http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:2022/2529/P>

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

When the decision is made, it will be published online under appeal case number **3346714** at <https://acp.planninginspectorate.gov.uk>

Supporting Communities Directorate